



GRASSROOTS
REALTY GROUP

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**213, 138 Waterfront Court SW
Calgary, Alberta**

MLS # A2230351



\$325,000

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	528 sq.ft.	Age:	2018 (7 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 435
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding , Stone	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Quartz Counters		

Inclusions: N/A

Luxury Waterfront Condo with Unbeatable Location, Welcome to this stunning one bedroom suite located in a sought after waterfront development, just steps from Prince's Island Park, scenic river pathways, top-tier restaurants, shopping, and all the amenities of downtown living. turn key investment opportunities with desire rental income. This bright and modern condo features an open concept floor plan designed for both comfort and style. The kitchen is beautifully appointed with sleek quatz countertop and spacious living area. Enjoy the convenience of in suite laundry, secure underground parking, and a dedicated storage locker. Whether you're looking for a vibrant urban lifestyle or a serene retreat near nature, this condo offers the best of both worlds in an unbeatable location. Don't miss this opportunity to live in one of the city's most desirable waterfront communities!