



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**311, 138 Waterfront Court SW
Calgary, Alberta**

MLS # A2260032



\$345,000

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	532 sq.ft.	Age:	2018 (7 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 411
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: NA

Perfectly positioned between the river pathways and downtown, this one-bedroom condo offers a lifestyle where city living meets a sense of calm. Step outside and you're seconds from caf  s, scenic trails, and the energy of the core — but inside, it's your private escape. The open-concept design lives larger than expected, with floor-to-ceiling windows flooding the space with natural light. The sleek kitchen is outfitted with quartz countertops, high-end appliances, and full-height cabinetry, flowing seamlessly into the dining and living areas. From here, step out onto your private balcony and take in peaceful views of the courtyard. It's a location that truly defines convenience — with direct access to Calgary's renowned river pathway system connecting Eau Claire to the Calgary Zoo to the south and the University of Calgary to the north. Whether it's a morning ride or a weekend stroll, everything is within reach. True elegance is subtle — you'll notice it in the thoughtful details like the spacious bedroom, generous closet space, and a contemporary four-piece bathroom that blends both style and function. Everyday convenience is built in with in-suite laundry, an underground parking stall, and a dedicated storage locker. Life at Waterfront means more than just a beautiful home — it comes with premium amenities: a fitness centre, steam room, residents' lounge with full kitchen, and the assurance of 24-hour concierge and security. Smart, stylish, and strategic — this is the kind of space that proves true luxury is about how it makes you live.