

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

311, 138 Waterfront Court SW Calgary, Alberta

MLS # A2260032



\$338,000

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

Heating: Water: Boiler Floors: Sewer: Laminate Roof: Condo Fee: \$ 435 **Basement:** LLD: Exterior: Zoning: Concrete 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 cafés, 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.