

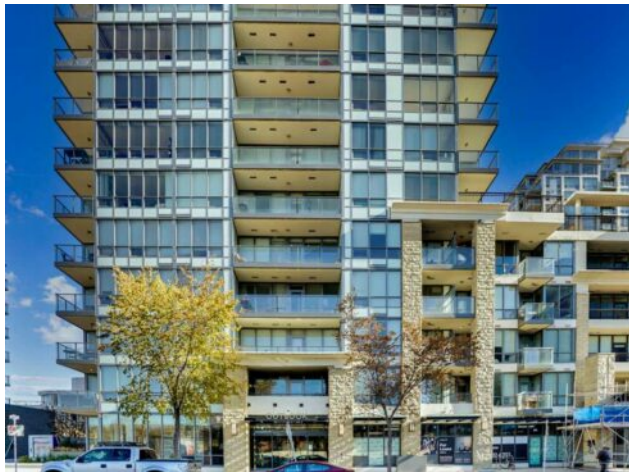


GRASSROOTS
REALTY GROUP

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205, 128 2 Street SW
Calgary, Alberta

MLS # A2265532



\$309,000

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	511 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Guest, Heated Garage, Parkade, Secured		
Lot Size:	-		
Lot Feat:	-		

Heating: Forced Air, Natural Gas

Floors: Ceramic Tile, Laminate

Roof: -

Basement: None

Exterior: Concrete, Stone, Stucco

Foundation: Poured Concrete

Features: Granite Counters, Kitchen Island, No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 501

LLD: -

Zoning: DC

Utilities: -

Inclusions: 1 House Key, 2 Mail Keys, 2 FOBS

Welcome to Outlook at Waterfront, where modern design meets Calgary's best inner-city location. This one-bedroom suite with west exposure offers the perfect blend of urban convenience and natural beauty. Situated just steps from the Bow River, this unit faces a quiet, open corridor with no buildings obstructing your view, offering a sense of space and privacy rarely found in the downtown core. Inside, the suite is designed for both style and efficiency. The open-concept living area features wide plank laminate flooring, large west-facing windows that invite in the afternoon light, and a well-appointed kitchen complete with granite countertops, a central island, and stainless steel appliances. Whether you're working from home or enjoying a night in, the layout provides a comfortable, functional environment for daily living. The bedroom easily fits a queen-size bed and includes a large closet, while the four-piece bathroom offers contemporary fixtures and tiled finishes. In-suite laundry, central air conditioning, and thoughtful design touches add to the home's appeal. The unit is in excellent condition and shows beautifully—no updates are needed, just move in and enjoy. Ideal for downtown professionals, business owners, or those seeking a low-maintenance urban lifestyle, this unit also includes a titled underground parking stall and an assigned storage locker. Residents enjoy access to world-class amenities including a fully equipped gym, yoga studio, lounge, movie room, guest suites, bike storage, car wash bay, and 24-hour concierge service. Step outside to explore the river pathways, Prince's Island Park, or grab a coffee and walk to work via the nearby +15 network. Shops, restaurants, and fitness studios are all within walking distance. Pets are allowed with board approval. This is your opportunity to own in one of Calgary's

most prestigious downtown addresses. Available for immediate possession.