



**503, 138 Waterfront Court SW  
Calgary, Alberta**

**MLS # A2290920**



**\$1,334,999**

<b>Division:</b>	Chinatown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,322 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,266
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding , Stone	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Soaking Tub, Stone Counters, Walk-In Closet(s)		

**Inclusions:** Hot Tub and Outdoor Dining Table (excluding chairs)

Rare opportunity to own an extensively upgraded executive residence in Parkside at Waterfront, ideally positioned along the scenic Bow River and overlooking Prince's Island Park. Offering over 1,300 square feet of refined living space, this beautifully upgraded suite features an exceptional 731 square foot wraparound patio complete with a hot tub and built-in gas fireplace, perfect for enjoying riverfront views in one of Calgary's most picturesque settings. A spacious foyer leads to a striking hallway with coffered wall detailing and feature art lighting. The open concept living and dining areas are anchored by a gas fireplace and surrounded by expansive windows that flood the home with natural light. The upgraded chef's kitchen showcases quartz counters, a large island, Sub-Zero refrigerator and wine fridge, instant hot water, and a 6-burner Wolf gas range with double ovens and a 1200 CFM professional hood fan. The spacious primary retreat offers custom closet shelving, sconces, automated Hunter Douglas blinds with blackout feature, and a luxurious ensuite with dual sinks, soaker tub, and separate shower. A generous second bedroom features its own ensuite and custom closet shelving, while a versatile den is ideal for a home office or pantry. A third full bathroom provides added convenience for guests. Additional highlights include two heated underground parking stalls, storage locker and access to the outstanding amenities at Parkside at Waterfront, including a fitness centre, steam room, hot tub, and party room. Enjoy an unbeatable lifestyle on Calgary's Bow River pathway system with easy walkability to Downtown Calgary, Eau Claire Athletic Club, Kensington Village, and Prince's Island Park. This is an incredible opportunity to

own the only riverfront unit with a private hot tub in the complex.