



**401, 138 Waterfront Court SW
Calgary, Alberta**

MLS # A2299050



\$349,900

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	574 sq.ft.	Age:	2019 (7 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Fan Coil	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 572
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Window Coverings

Welcome to 401, 138 Waterfront Court - an amazing downtown unit positioned along the Bow River. Blending downtown energy with the River views from the expansive balcony. Spanning 570 square feet, open concept layout provides function and modern style. With plank floors and floor to ceiling windows, you get tons of natural light. Contemporary kitchen provides sleek white and wood cabinetry, stainless steel appliances, gas cook top, built-in oven and a peninsula island with bar top seating. Spacious primary bedroom includes dual closets and easy access to the modern four-piece bathroom. Featuring a large soaker tub and upgraded finishes. Off the bathroom is in-suite laundry providing every day convenience. 24 hour concierge and security, never miss a delivery! Amenities are top tier with a fully equipped fitness centre, yoga space, hot tub and steam room. This unit includes assigned underground parking and a storage locker, offering a great balance of style and everyday convenience in one of the city's most walkable and sought-after downtown locations. Please note, the photos include virtual staging.