



**403, 138 Waterfront Court SW
Calgary, Alberta**

MLS # A2153223



\$375,000

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	623 sq.ft.	Age:	2018 (6 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 478
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC(pre1p2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home		

Inclusions: N/A

Introducing your urban oasis in the heart of Chinatown, where luxury meets convenience! Nestled on the 4th floor, this chic condo boasts a West-facing balcony, treating you to breathtaking views of the majestic Bow River. Step into a sleek kitchen, adorned with ample cabinets, sprawling countertops, and top-of-the-line appliances including a built-in oven, microwave, and a gas stove top, perfect for whipping up culinary masterpieces. The spacious living room is bathed in natural light streaming through large windows, leading seamlessly to your private balcony oasis, where you can unwind and soak in the tranquil river vistas. Retreat to the generously sized bedroom, offering access to the elegant 4-piece bath, creating a serene sanctuary for relaxation. A convenient in-unit laundry room provides additional storage space, ensuring clutter-free living. With an underground parking stall and storage room, your urban lifestyle is effortlessly accommodated. Indulge in the amenities of the complex, including a state-of-the-art gym, attentive concierge, and round-the-clock security, providing peace of mind and unparalleled convenience. With visitor parking readily available, entertaining guests is a breeze. Situated mere steps from the Bow River pathway, your outdoor adventures await, while the vibrant energy of Chinatown beckons with its eclectic mix of culture, cuisine, and entertainment. Enjoy easy access out of the downtown core, making commuting a breeze. Embrace the epitome of urban living in this fabulous condo, whether you're a first-time buyer or savvy investor seeking an unparalleled lifestyle opportunity. Don't miss out on the chance to make this your own urban sanctuary!