



GRASSROOTS
REALTY GROUP

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

**501, 138 Waterfront Court SW
Calgary, Alberta**

MLS # A2209410



\$399,999

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	560 sq.ft.	Age:	2019 (6 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 469
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding , Stone	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Quartz Counters		

Inclusions: Fob(s), Storage Shelving, Floating TV Bench, Bedroom Wardrobe

Urban Living at Its Finest – Waterfront Condo in the Heart of Calgary. Welcome to the ultimate city lifestyle with this stunning 5th-floor waterfront condo, offering sweeping views and an unbeatable location. Perfectly situated in vibrant downtown Calgary, this home truly embodies the golden rule of real estate: Location, Location, Location. Step inside to discover modern sophistication with an open-concept kitchen featuring sleek design, a gas cooktop, built-in oven, dishwasher, and contemporary finishes throughout. The spa-inspired bathroom boasts a relaxing soaker tub and a stylish quartz countertop sink. You’ll also appreciate the convenience of in-suite front-loading laundry. The building is loaded with premium amenities including a state-of-the-art fitness centre, steam room, hot tub, concierge service, welcoming lobby, meeting room, and secure bike storage. Pet-friendly, so your furry companions are welcome too! Everything you need is just steps away—walk to the downtown core, Eau Claire, C-Train station, shops, library, river pathways, and Prince’s Island Park. Plus, enjoy the added perks of a heated underground parking stall and storage locker. With modern comforts, stunning views, and a prime location, this is downtown living done right.