

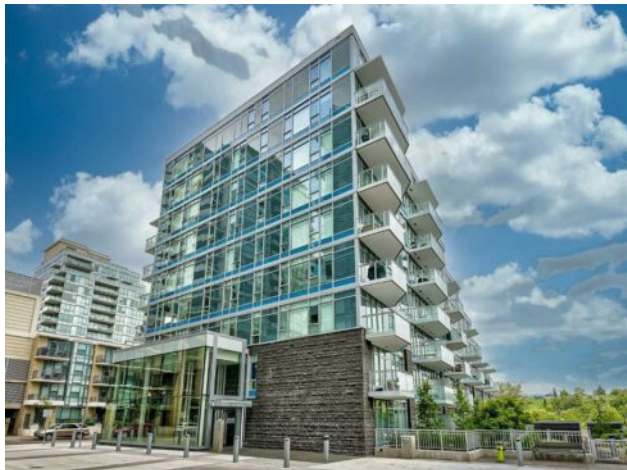


GRASSROOTS
REALTY GROUP

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**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.