



GRASSROOTS
REALTY GROUP

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

**313, 138 Waterfront Avenue SW
Calgary, Alberta**

MLS # A2210852



\$549,000

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	772 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 602
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding , Stone	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings		

Inclusions:	N/A
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Location, location, location. Beautifully designed 2-bedroom, 2-bath condo located in the prestigious Parkside at Waterfront, features 9-foot ceilings, expansive Low-E windows, sleek laminate flooring, creating a modern & open living space. The chef's dream kitchen includes a large island with breakfast seating, high-end stainless steel appliances, full-height tile backsplash, and elegant stone countertops, perfect for entertaining. The spacious primary suite easily accommodates a king-size bed and is complemented by a spa-like 3-piece ensuite with a glass-enclosed shower. A second generously sized bedroom offers south-facing views and is complemented by a stylish 4-piece bathroom for guests. Additionally, the condo is fully air-conditioned and includes a full-sized, in-suite washer and dryer. Step outside onto your balcony to enjoy panoramic views of the Bow River to the north and east, and a gas line is available for your BBQ. The unit comes with a designated underground parking space and a storage locker. The building is just steps away from Eau Claire's vibrant walking paths, restaurants, and shops, and offers top-tier amenities such as a fully-equipped FITNESS center & YOGA space, a HOT TUB & STEAM ROOM, a GUEST SUITE, a VISITOR LOUNGE, plenty of visitor parking. LOW CONDO FEE.