

**311, 138 Waterfront Court SW**  
**Calgary, Alberta**

**MLS # A2260032**



**\$345,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Chinatown                          |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 532 sq.ft.                         | <b>Age:</b>   | 2018 (7 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Assigned, Underground              |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                             |                   |                 |
|--------------------|-----------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Boiler                      | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Laminate                    | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -                           | <b>Condo Fee:</b> | \$ 435          |
| <b>Basement:</b>   | -                           | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Concrete                    | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                           | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Open Floorplan, See Remarks |                   |                 |

**Inclusions:** NA

Perfectly positioned between the river pathways and downtown, this one-bedroom condo offers a lifestyle where city living meets a sense of calm. Step outside and you're seconds from caf  s, scenic trails, and the energy of the core &mdash; but inside, it's your private escape. The open-concept design lives larger than expected, with floor-to-ceiling windows flooding the space with natural light. The sleek kitchen is outfitted with quartz countertops, high-end appliances, and full-height cabinetry, flowing seamlessly into the dining and living areas. From here, step out onto your private balcony and take in peaceful views of the courtyard. It's a location that truly defines convenience &mdash; with direct access to Calgary's renowned river pathway system connecting Eau Claire to the Calgary Zoo to the south and the University of Calgary to the north. Whether it's a morning ride or a weekend stroll, everything is within reach. True elegance is subtle &mdash; you'll notice it in the thoughtful details like the spacious bedroom, generous closet space, and a contemporary four-piece bathroom that blends both style and function. Everyday convenience is built in with in-suite laundry, an underground parking stall, and a dedicated storage locker. Life at Waterfront means more than just a beautiful home &mdash; it comes with premium amenities: a fitness centre, steam room, residents' lounge with full kitchen, and the assurance of 24-hour concierge and security. Smart, stylish, and strategic &mdash; this is the kind of space that proves true luxury is about how it makes you live.