

1408, 128 2 Street SW
Calgary, Alberta

MLS # A2310062



\$549,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Chinatown | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 830 sq.ft. | Age: | 2015 (11 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|---|-------------------|--------|
| Heating: | Central, Natural Gas | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 807 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | Kitchen Island, Open Floorplan, Quartz Counters | | |

Inclusions: N/A

Welcome to stunning riverside living at Outlook at Waterfront! This bright corner unit on the 14th floor offers 2 bedrooms, 2 baths, and 830 sq ft of modern, open-concept living space with dual South and East exposures flooding the home with natural light and breathtaking unobstructed Bow River views—perfectly positioned between Eau Claire and Chinatown in the heart of Downtown Calgary. Step inside to discover a spacious open-concept layout with vinyl plank flooring throughout and 8'8" ceilings creating an airy, expansive feel. The modern Kitchen features a centre island, quartz countertops, and stainless steel appliances including gas cooktop, built-in oven, and built-in microwave—combining style and functionality for everyday living and entertaining. The bright Living room showcases abundant windows across the East and South orientations, filling the space with natural light throughout the day. The East-facing Dining room enjoys stunning unobstructed Bow River views—the perfect backdrop for meals and gatherings. Step out to your private balcony with gas hookup to enjoy your morning coffee, unwind with breathtaking river views, or host summer barbecues. The generous Primary bedroom shares the same beautiful Bow River views, featuring a walk-through closet and a convenient 3-piece ensuite bath. The second bedroom provides excellent space for a home office or guest room. A 4-piece bathroom and in-suite laundry complete this thoughtfully designed home. This unit includes 1 underground parking stall and an assigned storage room. Residents enjoy resort-style amenities including a fully equipped fitness room, yoga studio, hot tub and sauna, car wash bay, party room and lounge, guest suite, theatre room, 24/7 concierge service in the main building, secure visitor parking, and bike storage—offering exceptional

convenience and lifestyle. Ideally located just steps from the Bow River pathway for running, biking, or leisurely walks, with Prince's Island Park, Eau Claire coffee shops and restaurants, Core Shopping Centre, Chinatown, Studio Bell, Central Public Library, YMCA, Bow Valley College, and the newly opened Eau Claire Athletic Club all within easy reach. Quick access to the C-Train and bike paths makes commuting effortless. Adjacent to the planned Eau Claire redevelopment—a long-term enhancement that will add retail, green space, and improved riverfront access. Perfect for downtown professionals, investors, or anyone seeking low-maintenance urban living with stunning river views. Don't miss this incredible opportunity!