

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

**MLS # A2313857**



**\$324,900**

<b>Division:</b>	Chinatown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	560 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 572
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** Fob(s) Pantry Shelving , floating t.v. bench, bedroom wardrobe

Urban Living at Its Finest &ndash; 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&rsquo;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&mdash;walk to the downtown core, Eau Claire, C-Train station, shops, library, river pathways, and Prince&rsquo;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.