

**110, 138 Waterfront Court SW
Calgary, Alberta**

MLS # A2320090



\$319,000

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	545 sq.ft.	Age:	2018 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Heated Garage, Secured, Stall, Underground		
Lot Size:	-		
Lot Feat:	Landscaped, Treed		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 531
Basement:	None	LLD:	-
Exterior:	Concrete, Stone	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Storage		

Inclusions: Alarm/Security System

Located in the sought-after Waterfront development, this well-appointed main floor condominium offers the convenience of downtown living paired with access to an impressive collection of amenities. Thoughtfully designed, the home features an open-concept layout that seamlessly connects the kitchen, dining, and living areas, creating a functional space for both everyday living and entertaining. Large windows fill the interior with natural light, while laminate flooring runs throughout. The kitchen is finished with quartz countertops, a gas cooktop, and stylish two-tone cabinetry. The adjacent dining area flows into the living room, creating a comfortable setting to relax or host guests. A generous bedroom, a four-piece bathroom, in-suite laundry, and air conditioning round out the interior, providing everyday comfort and convenience. One of the standout features of this unit is the private outdoor space, offering approximately 350 sq ft of fenced, private-use patio area. Complete with a concrete patio, privacy glass, a small grassy area, and direct gate access to the surrounding grounds, it provides a unique extension of the living space rarely found in condominium living. The property also includes a heated underground parking stall and a separate storage locker. Residents of Parkside at Waterfront enjoy access to an impressive collection of amenities, including 24-hour concierge and security services, a fully equipped fitness centre, whirlpool, and steam rooms, as well as an owners' lounge with comfortable seating, a television, and a kitchen. Additional conveniences include a car wash bay, secure bike storage, and beautifully landscaped courtyards. At street level, a selection of shops and services, including a coffee shop, restaurant, and hair salon, adds to the everyday ease of living. Beyond the building, the Bow River pathways, Prince's Island Park,

Sien Lok Park, and Chinatown are all just steps away, offering a strong balance of recreation and dining options. The C-Train, downtown offices, the public library, Stephen Avenue, and a wide range of restaurants and shopping destinations are all within walking distance, making this an ideal location for professionals or anyone seeking convenience in the heart of the city. Take advantage of your opportunity to see this incredible property in person, book your showing today! Be sure to check out the floor plans and 3D tour for a closer look before your visit.