

**303, 138 waterfront Court SW
 Calgary, Alberta**

MLS # A2328016



\$325,000

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	631 sq.ft.	Age:	2018 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 613
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Welcome to this stylish 1-bedroom condo in downtown Calgary. The modern kitchen features a gas cooktop, built-in oven and microwave, along with plenty of cabinet and counter space. The bright open-concept living area is surrounded by large windows and opens onto a private balcony - perfect for enjoying the afternoon sun. The spacious bedroom connects to a well-appointed 4-piece bathroom, while the in-suite laundry room provides extra storage. This unit also includes a underground parking stall and a separate storage locker. Enjoy premium building amenities including a state-of-the-art fitness center, concierge, 24-hour security, and visitor parking. Just steps to the Bow River pathways, Chinatown, restaurants, shopping, and public transit, with quick access in and out of downtown. An excellent opportunity for first-time buyers, professionals, or investors looking for low-maintenance downtown living. Book your viewing today!