

# \$539,000 - 313, 138 Waterfront Court Sw, Calgary

MLS® #A2210852

**\$539,000**

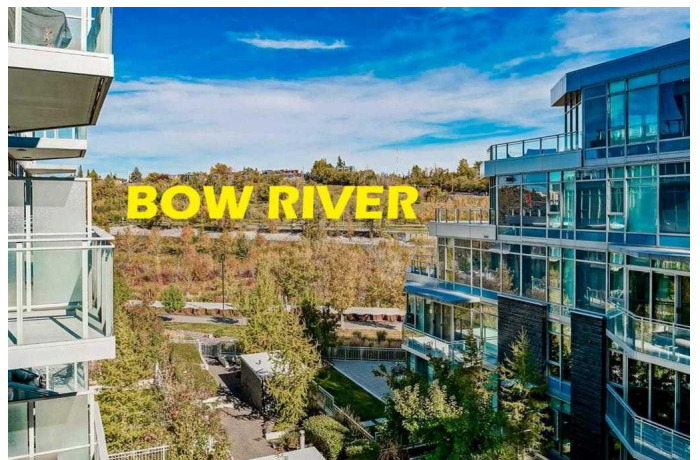
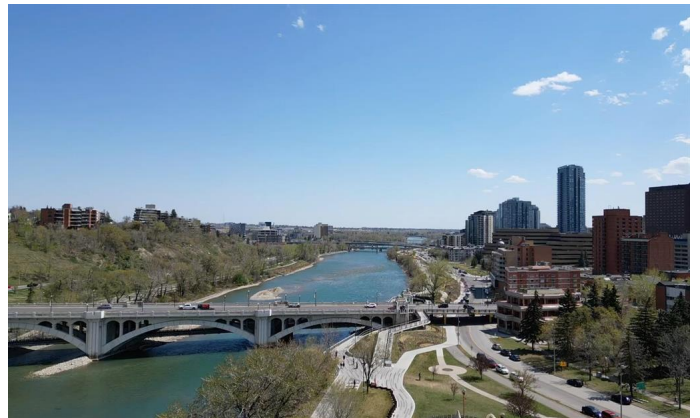
2 Bedroom, 2.00 Bathroom, 772 sqft

Residential on 0.00 Acres

Chinatown, Calgary, Alberta

Location, location, location. Beautifully designed 2-bedroom, 2-bath condo located in the prestigious Parkside at Waterfront, features 9-foot ceilings, expansive Low-E windows, sleek laminate flooring, creating a modern & open living space. The chef's dream kitchen includes a large island with breakfast seating, high-end stainless steel appliances, full-height tile backsplash, and elegant stone countertops, perfect for entertaining. The spacious primary suite easily accommodates a king-size bed and is complemented by a spa-like 3-piece ensuite with a glass-enclosed shower. A second generously sized bedroom offers south-facing views and is complemented by a stylish 4-piece bathroom for guests. Additionally, the condo is fully air-conditioned and includes a full-sized, in-suite washer and dryer. Step outside onto your balcony to enjoy panoramic views of the Bow River to the north and east, and a gas line is available for your BBQ. The unit comes with a designated underground parking space and a storage locker. The building is just steps away from Eau Claire's vibrant walking paths, restaurants, and shops, and offers top-tier amenities such as a fully-equipped FITNESS center & YOGA space, a HOT TUB & STEAM ROOM, a GUEST SUITE, a VISITOR LOUNGE, plenty of visitor parking. LOW CONDO FEE.

Built in 2019



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2210852          |
| Price          | \$539,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 772               |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 313, 138 Waterfront Court Sw |
| Subdivision | Chinatown                    |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2P 1L1                      |

## Amenities

|                |                                          |
|----------------|------------------------------------------|
| Amenities      | Fitness Center, Guest Suite, Spa/Hot Tub |
| Parking Spaces | 1                                        |
| Parking        | Underground, Assigned                    |

## Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Breakfast Bar                                                                     |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                       |
| Cooling           | Central Air                                                                                      |
| # of Stories      | 9                                                                                                |

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Balcony, Courtyard            |
| Construction      | Concrete, Stone, Metal Siding |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 38               |
| Zoning         | DC               |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.