780-380-6207
meghan@meghanrobinson.net

601, 138 Waterfront Court SW
Calgary, Alberta

MLS # A2208615

$408,900

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	582 sq.ft.	**Age:**	2019 (6 yrs old)
Beds:	1	**Baths:**	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	Green Roof, Membrane, Tar/Gravel	**Condo Fee:**	$ 469
Basement:	-	**LLD:**	-
Exterior:	Brick, Concrete, Glass, Metal Siding , Stone	**Zoning:**	DC
Foundation:	-	**Utilities:**	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N

Location, Location Location! Welcome to a modern masterpiece in the heart of Downtown Calgary. This 2019 building offers luxury and river views. This sixth floor, one-bedroom plus den/office, one-bathroom unit is ideally located in Waterfront in Eau Claire, providing direct access to the gorgeous Bow River Pathway and minutes from Prince's Island Park, Chinatown and the Downtown Core. Step inside and be greeted by an abundance of natural light streaming through the large floor-to-ceiling windows. A home office/den is tucked out of the way of distractions The well-appointed kitchen features a breakfast eating bar, pristine white cabinetry, sleek high end stainless steel appliances, and quartz countertops. Just past the kitchen you'll find an inviting living space for all of your entertainment needs. Step out onto the balcony. Big enough for seating/intimate dining, you will no doubt spend countless hours enjoying the sun and the views from this outstanding outdoor space. A natural gas hookup means you’ll never run out of fuel for your BBQ! The bedroom is tranquil and thoughtfully designed, boasting generous closet space. A well appointed 4 piece bath complete with soaker tub is attached but is also accessible conveniently for your guests to use from the main living area. Your new home comes complete with in-suite laundry, 1 heated underground parking stall and storage locker! Plus, with access to the included first-class amenities such as a fitness center, hot tub, sauna/steam room, recreational room, amenity room, bicycle storage, car wash and 24-hour concierge service, you'll enjoy the ultimate in luxury living.

Copyright (c) 2025 Meghan Robinson. Listing data courtesy of Stonemere Real Estate Solutions. Information is believed to be reliable but not guaranteed.