

# \$418,900 - 601, 138 Waterfront Court Sw, Calgary

MLS® #A2208615

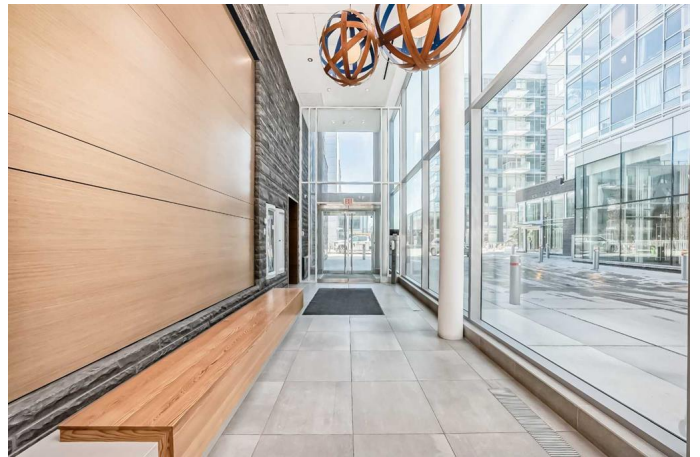
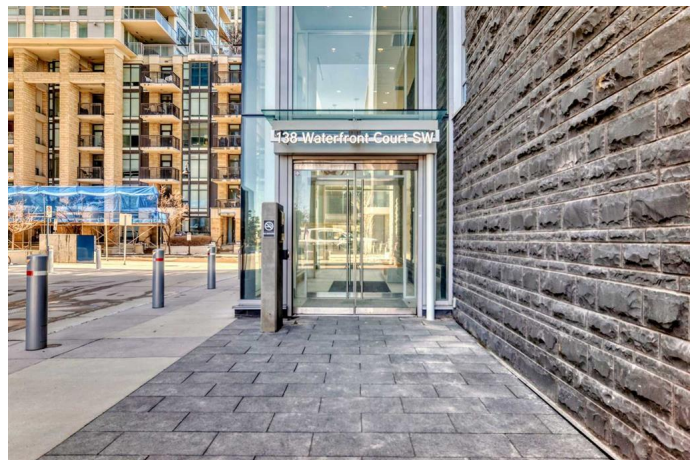
**\$418,900**

1 Bedroom, 1.00 Bathroom, 582 sqft

Residential on 0.00 Acres

Chinatown, Calgary, Alberta

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.

Built in 2019

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2208615          |
| Price          | \$418,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 582               |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 601, 138 Waterfront Court Sw |
| Subdivision | Chinatown                    |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2P 1L1                      |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Parking, Party Room |
| Parking Spaces | 1   |
| Parking        | Underground, Parkade  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home   |
| Appliances        | Built-In Gas Range, Built-In Oven, Dishwasher, Dryer, Microwave, Washer, Window Coverings, Garburator |

|              |             |
|--------------|-------------|
| Heating      | Forced Air  |
| Cooling      | Central Air |
| # of Stories | 9           |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, Courtyard                          |
| Roof              | Green Roof, Membrane, Tar/Gravel            |
| Construction      | Brick, Concrete, Glass, Metal Siding, Stone |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 13              |
| Zoning         | DC              |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Stonemere Real Estate Solutions |
|----------------|---------------------------------|

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.