

\$1,300,000 - 503, 138 Waterfront Court Sw, Calgary

MLS® #A2119011

\$1,300,000

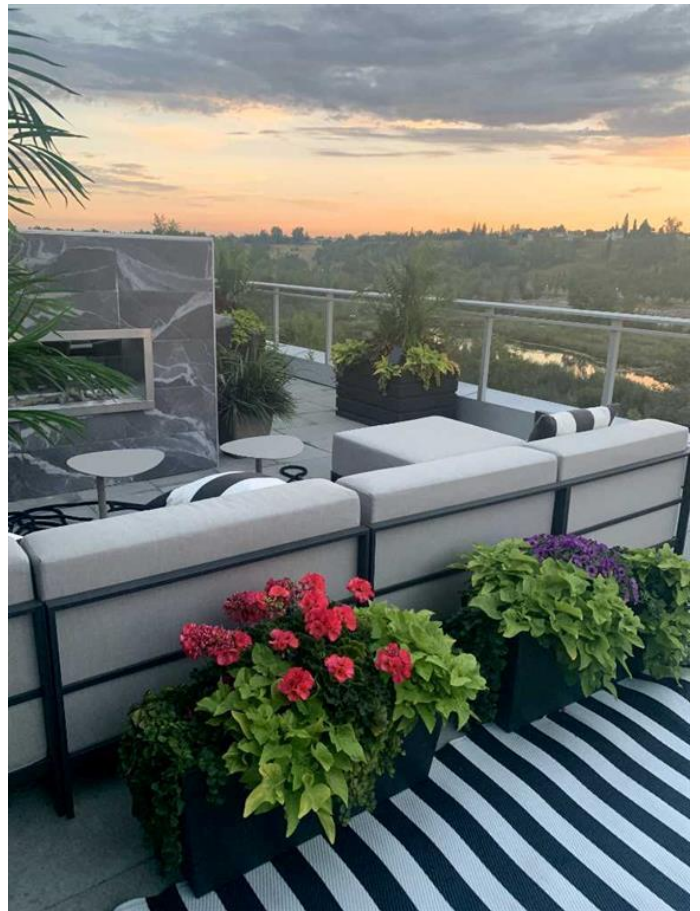
2 Bedroom, 3.00 Bathroom, 1,437 sqft

Residential on 0.00 Acres

Chinatown, Calgary, Alberta

Welcome home to SERENITY and LUXURY LIVING at Waterfront Parkside! Nestled along the scenic Bow River, in the heart of Calgary, lies a luxurious residential GEM. With its prime location and upscale amenities, EXCLUSIVE WRAP AROUND TERRACE, this waterfront property offers an unparalleled living experience in one of the most the prestigious downtown neighborhoods.

As you step in to this opulent residence, you are greeted by sophisticated elegance, grace and classic, seamless design. This meticulously kept and divinely designed living space features 1437 square feet of magnificence and a 867 sqft PRIVATE WRAP AROUND TERRACE with 180 DEGREE VIEWS boasting incredible sunrises and sunsets! This 2 bedroom (BOTH WITH FULL ENSUITES and CLOSET ORGANIZERS) and 3 full bath, LIGHT FILLED home features an open floor plan with EXPANSIVE FLOOR TO CEILING WINDOWS, premium finishes, GOURMET KITCHEN with TOP OF THE LINE WOLF & SUB ZERO appliances, 1200 CFM Professional hood fan for chef inspired dinners, QUARTZ counters, designer lighting features, Hunter Douglas automated blinds, custom built in closet features in all closets, a private pantry / work space, CUSTOM WALL PANELING, FEATURE ART LIGHTING, full sized washer/dryer in a custom laundry space and much more. Whether relaxing yourselves in the spacious open concept living room, unwinding on YOUR PRIVATE EXPANSIVE



WRAP AROUND TERRACE, which features outdoor dining table for 10 +, a hot tub, built in gas fireplace feature (all included), or entertaining guests, you will be treated to a lifestyle of unparalleled luxury all while overlooking the river.

With your own serene waterfront and lush surroundings, designed for discerning tastes, you can enjoy your morning coffee with east views of the sunrise over the iconic centre street bridge and in the evening, gaze westward to marvel at the sunset from the comfort of your wrap around terrace.

Waterfront Parkside boasts an array of amenities including additionally gated, private parking within the secured parking garage, (with 2 stalls side by side and close to the elevator), storage locker, guest suites, fitness area/gym, hot tub, social room, and 12 HOUR CONCIERGE & 24 HOUR SECURITY. This exceptionally well managed building provides the ultimate in world class comfort and allows two of your furry family members (with board approval).

Enjoy leisurely strolls along the riverfront pathways or explore the nearby Prince's Island Park, renowned for its natural beauty and cultural events. The vibrant downtown core, with its diverse dining options, shopping centers, and entertainment venues, is just a stone's throw away, offering the lucky buyer the perfect blend of convenience and lifestyle. Indulge in resort-style living without leaving the comfort of home.

This property offers a RARE opportunity to own a piece of Calgary's premier waterfront real estate. ACT TODAY " this gem will not last!

Built in 2018

Essential Information

MLS® #	A2119011
Price	\$1,300,000
Sold Price	\$1,270,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,437
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold



Community Information

Address	503, 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, Guest Suite, Party Room, Sauna, Secured Parking, Spa/Hot Tub, Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Assigned, Gated, Secured, Side By Side, Underground

Interior

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, Sauna, See Remarks
Appliances	Dishwasher, Garburator, Gas Stove, Instant Hot Water, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Fan Coil
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Double Sided, Family Room, Gas, Other, Outside, See Through, Stone
# of Stories	9

Exterior

Exterior Features	Balcony, Lighting, Other, Outdoor Grill
Construction	Concrete

Additional Information

Date Listed	April 2nd, 2024
Date Sold	April 23rd, 2024
Days on Market	20
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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