

\$375,000 - 403, 138 Waterfront Court Sw, Calgary

MLS® #A2153223

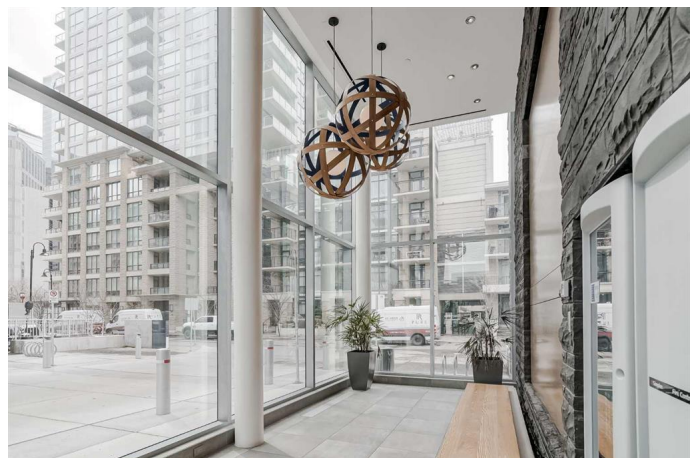
\$375,000

1 Bedroom, 1.00 Bathroom, 623 sqft

Residential on 0.00 Acres

Chinatown, Calgary, Alberta

Introducing your urban oasis in the heart of Chinatown, where luxury meets convenience! Nestled on the 4th floor, this chic condo boasts a West-facing balcony, treating you to breathtaking views of the majestic Bow River. Step into a sleek kitchen, adorned with ample cabinets, sprawling countertops, and top-of-the-line appliances including a built-in oven, microwave, and a gas stove top, perfect for whipping up culinary masterpieces. The spacious living room is bathed in natural light streaming through large windows, leading seamlessly to your private balcony oasis, where you can unwind and soak in the tranquil river vistas. Retreat to the generously sized bedroom, offering access to the elegant 4-piece bath, creating a serene sanctuary for relaxation. A convenient in-unit laundry room provides additional storage space, ensuring clutter-free living. With an underground parking stall and storage room, your urban lifestyle is effortlessly accommodated. Indulge in the amenities of the complex, including a state-of-the-art gym, attentive concierge, and round-the-clock security, providing peace of mind and unparalleled convenience. With visitor parking readily available, entertaining guests is a breeze. Situated mere steps from the Bow River pathway, your outdoor adventures await, while the vibrant energy of Chinatown beckons with its eclectic mix of culture, cuisine, and entertainment. Enjoy easy access out of the downtown core, making commuting a breeze. Embrace the epitome of



urban living in this fabulous condo, whether you're a first-time buyer or savvy investor seeking an unparalleled lifestyle opportunity. Don't miss out on the chance to make this your own urban sanctuary!

Built in 2018

Essential Information

MLS® #	A2153223
Price	\$375,000
Sold Price	\$362,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	623
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	403, 138 Waterfront Court Sw
Subdivision	Chinatown
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 1P1

Amenities

Amenities	Elevator(s), Fitness Center, Secured Parking
Parking Spaces	1
Parking	Parkade

Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood,

	Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Boiler, Natural Gas
Cooling	Central Air
# of Stories	9

Exterior

Exterior Features	Balcony
Construction	Concrete

Additional Information

Date Listed	July 29th, 2024
Date Sold	September 5th, 2024
Days on Market	38
Zoning	DC(pre1p2007)
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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