

# \$378,000 - 311, 138 Waterfront Court Sw, Calgary

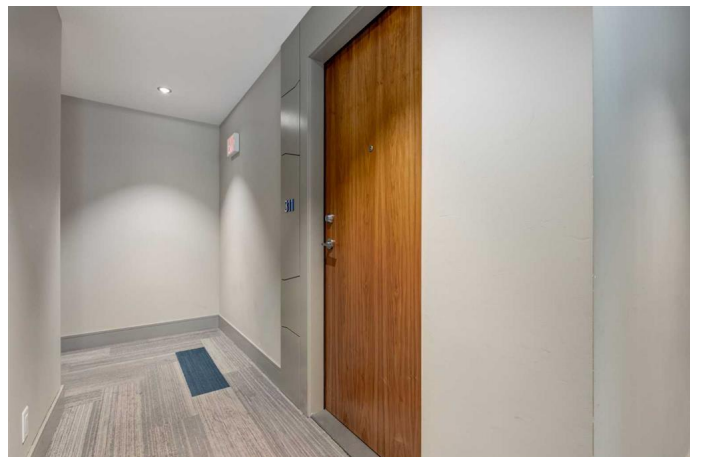
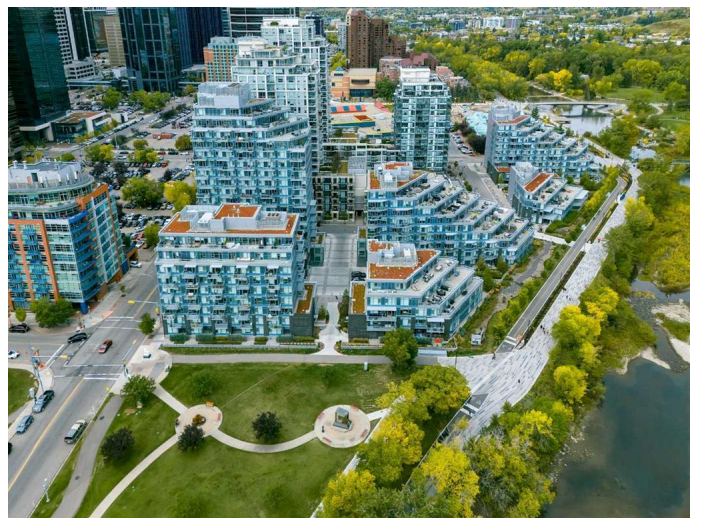
MLS® #A2207739

**\$378,000**

1 Bedroom, 1.00 Bathroom, 534 sqft  
Residential on 0.00 Acres

Chinatown, Calgary, Alberta

As you step into this inviting unit, you're greeted by a welcoming main entrance featuring a spacious closet and the convenience of an in-unit washer and dryer. From here, the open-concept layout beckons, seamlessly connecting the kitchen, dining, and living spaces. The modern kitchen boasts high-end appliances and stunning marble countertops, with a generous dining area adjacent, perfect for entertaining or enjoying meals at home. The main living area is bathed in natural light, thanks to floor-to-ceiling windows that offer a beautiful view and a connection to the outside world. This bright and airy space flows effortlessly out onto the private balcony, where you can relax and enjoy views of the complex's courtyard and the picturesque Bow River. The bedroom is a retreat, offering ample closet space for storage and a direct walk-out to a contemporary four-piece bathroom, designed for both style and functionality. For added convenience, this unit comes with a titled parking stall in the underground heated garage, ensuring your vehicle stays warm and secure. Additionally, a separate storage locker is included, providing extra space for your belongings. In addition to the unit's modern comforts, the complex offers a host of luxurious amenities designed to elevate your lifestyle. Enjoy access to a state-of-the-art gym, a relaxing steam room, and an entertainment room complete with a full kitchen—perfect for hosting gatherings. With 24-hour security and concierge services,



youâ€™ll experience both convenience and peace of mind, making this complex a truly exceptional place to call home. This unit blends modern design with practical amenities, offering a comfortable and sophisticated living in the heart of Calgary's ChinaTown District.

Built in 2018

### Essential Information

MLS® #	A2207739
Price	\$378,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	534
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	311, 138 Waterfront Court Sw
Subdivision	Chinatown
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 1L1

### Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Park, Parking, Party Room, Recreation Facilities, Recreation Room, Secured Parking, Snow Removal, Spa/Hot Tub, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade

### Interior

Interior Features	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Boiler
Cooling	Central Air
# of Stories	9

## Exterior

Exterior Features	Balcony, Courtyard, Lighting, Private Entrance, Storage
Construction	Concrete

## Additional Information

Date Listed	April 2nd, 2025
Days on Market	8
Zoning	DC

## Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.