

410, 138 Waterfront Court SW
Calgary, Alberta

MLS # A2171438



\$575,000

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	763 sq.ft.	Age:	2018 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 574
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding , Stone	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Quartz Counters		

Inclusions: N/A

Take a look at this beautifully designed 2-bedroom, 2-bath condo located in the prestigious Parkside at Waterfront. This unit features 9-foot ceilings, expansive Low-E windows, and sleek laminate flooring, creating a modern and open living space. The chef's dream kitchen includes a large island with breakfast seating, high-end stainless steel appliances, full-height tile backsplash, and elegant stone countertops, perfect for entertaining. The spacious primary suite easily accommodates a king-size bed and is complemented by a spa-like 3-piece ensuite with a glass-enclosed shower and a marble-topped floating vanity. Black-out blinds in the bedroom ensure a restful night's sleep. A second generously sized bedroom offers south-facing views and is complemented by a stylish 4-piece bathroom for guests. Both bathrooms also feature a stylish floating latrine. Additionally, the condo is fully air-conditioned and includes a full-sized, in-suite washer and dryer. Step outside onto your balcony to enjoy panoramic views of the Bow River to the north and east, and a gas line is available for your BBQ. The unit comes with a designated underground parking space and a storage locker. The building is just steps away from Eau Claire's vibrant walking paths, restaurants, and shops, and offers top-tier amenities such as a fully-equipped fitness center with yoga space, a hot tub and steam room, a guest suite, a visitor lounge, and plenty of visitor parking. This condo offers the perfect blend of luxury, comfort, and convenience.