

# \$345,000 - 311, 138 Waterfront Court Sw, Calgary

MLS® #A2260032

**\$345,000**

1 Bedroom, 1.00 Bathroom, 532 sqft

Residential on 0.00 Acres

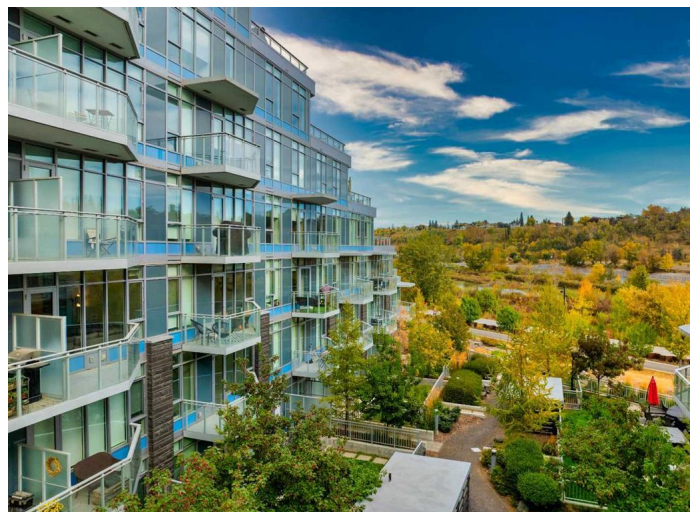
Chinatown, Calgary, Alberta

Perfectly positioned between the river pathways and downtown, this one-bedroom condo offers a lifestyle where city living meets a sense of calm. Step outside and you're seconds from caf s, scenic trails, and the energy of the core – but inside, it's your private escape.

The open-concept design lives larger than expected, with floor-to-ceiling windows flooding the space with natural light. The sleek kitchen is outfitted with quartz countertops, high-end appliances, and full-height cabinetry, flowing seamlessly into the dining and living areas. From here, step out onto your private balcony and take in peaceful views of the courtyard.

It's a location that truly defines convenience – with direct access to Calgary's renowned river pathway system connecting Eau Claire to the Calgary Zoo to the south and the University of Calgary to the north. Whether it's a morning ride or a weekend stroll, everything is within reach.

True elegance is subtle – you'll notice it in the thoughtful details like the spacious bedroom, generous closet space, and a contemporary four-piece bathroom that blends both style and function. Everyday convenience is built in with in-suite laundry, an underground parking stall, and a dedicated storage locker.



Life at Waterfront means more than just a beautiful home – it comes with premium amenities: a fitness centre, steam room, residents’ lounge with full kitchen, and the assurance of 24-hour concierge and security.

Smart, stylish, and strategic – this is the kind of space that proves true luxury is about how it makes you live.

Built in 2018

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2260032          |
| Price          | \$345,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 532               |
| 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      | Park, Parking, Party Room, Recreation Facilities, Visitor Parking, Bicycle Storage, Fitness Center, Spa/Hot Tub, Snow Removal, Storage, Trash |
| Parking Spaces | 1                                                                                                                                             |
| Parking        | Underground, Assigned                                                                                                                         |

**Interior**

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, See Remarks                                                                      |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Boiler                                                                                           |
| Cooling           | Central Air                                                                                      |
| # of Stories      | 10                                                                                               |

**Exterior**

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 1                 |
| Zoning         | DC (pre 1P2007)   |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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