



THE
A-TEAM

**RE/MAX
FIRST**

138 WATERFRONT Court #207, Calgary T2P 1L1

MLS®#: **A2150402** Area: **Chinatown** Listing Date: **07/19/24** List Price: **\$629,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2019**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **754**
 Low Sqft:
 Ttl Sqft: **754**

DOM

59
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat: **Low Maintenance Landscape, Street Lighting, Views**
 Park Feat: **Assigned, Stall, Underground**

Utilities and Features

Roof: **Membrane**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Courtyard**

Construction: **Concrete, Metal Siding , Stone**
 Flooring: **Laminate, Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Breakfast Bar, Built-in Features, Open Floorplan**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	9` 4" x 9` 0"	Living/Dining Room Combination	Main	18` 5" x 17` 6"
Kitchen	Main	8` 7" x 8` 5"	Bedroom	Main	14` 10" x 10` 4"
4pc Bathroom	Main	8` 2" x 4` 11"	3pc Ensuite bath	Main	7` 11" x 4` 11"
Foyer	Main	4` 10" x 3` 4"	Laundry	Main	3` 4" x 3` 0"
Balcony	Main	14` 10" x 11` 8"			

Legal/Tax/Financial

Condo Fee:
\$550

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **1811666**

Remarks

Pub Rmks: **This luxury condo offers the best of urban living with its prime location and endless amenities. The 2 bedroom and 2 bathroom air conditioned condo is located in the prestigious Waterfront Parkside complex. Walking into this second floor unit you'll be faced with an abundance of light coming in from the large floor to ceiling windows with spectacular views of the Bow River, Centre Street Bridge and walking paths. You can enjoy the beautiful view off of the east facing balcony. Very bright and open plan. The unit has been kept in pristine condition. The kitchen is upgraded with stainless steel appliances, beautiful marble tiled backsplash, and quartz countertops. The unit also has ensuite laundry. There is a large living area right off of the kitchen for all your entertainment needs. To the right of the kitchen you'll find a good sized 4 piece bathroom with a large soaker tub. The master bedroom comes equipped with a good sized closet and a 4 piece ensuite bathroom with a rain shower. Another good sized bedroom can be found across from the living area providing space for another bedroom, office space, or hobby room. Upgraded window coverings. The unit has two assigned parking stalls in an underground, secure parkade. The complex is very well kept with amenities such as a fitness center, hot tub and sauna, and a meeting room. The complex is in a prime location with walking distance to amenities, transportation, walking paths along the river, and steps to downtown. Great for investors or first time home buyers. Exceptional value!**

Inclusions: **Built-in Oven, Refrigerator, Dishwasher, Garage Controls, Microwave, Hoodfan, Washer/Dryer, All Window Coverings, Countertop Stove**

Property Listed By: **Greater Property Group**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123