



THE A-TEAM

RE/MAX FIRST

138 WATERFRONT Court #410, Calgary T2P 1L1

MLS®#: A2171438 Area: Chinatown Listing Date: 10/10/24 List Price: \$575,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 2018
Finished Floor Area: 763
Abv Sqft: 763
Low Sqft: 763
Ttl Sqft: 763

Access:
Lot Feat:
Park Feat: Underground

DOM: 7
Layout:
Beds: 2 (2)
Baths: 2.0 (2.0)
Style: High-Rise (5+)
Parking:
Ttl Park: 1
Garage Sz:

Utilities and Features

Roof:
Heating: Forced Air
Sewer:
Ext Feat: None
Construction: Concrete, Metal Siding, Stone
Flooring: Laminate
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Int Feat: Breakfast Bar, High Ceilings, Quartz Counters
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Bedroom - Primary, 3pc Ensuite bath, and Foyer.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$574

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 1811666

Remarks

Pub Rmks: **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.**

Inclusions: N/A
Property Listed By: eXp Realty

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









