

## 203, 138 Waterfront Court SW Calgary, Alberta

## MLS # A2214225



## \$369,900

Division:ChinatownType:Residential/High Rise (5+ stories)Style:Apartment-Single Level UnitSize:624 sq.ft.Age:2018 (7 yrs old)Beds:1Baths:1Garage:Parkade, UndergroundLot Size:0.17 AcreLot Feat:Cul-De-Sac, LandscupForced AirYwater:-Ceramic Tile, LaminateSewer:-Tar/GravelCondo Fee:\$502-LLD:-ConcreteZoning:DCSteakfast Bar, Closet Organizers, Recreation Facilities, Store Counters-					
Y   Apartment-Single Level Unit     Style:   Apartment-Single Level Unit     Size:   624 sq.ft.   Age:   2018 (7 yrs old)     Beds:   1   Baths:   1     Garage:   Parkade, Underground   I   I     Lot Size:   0.17 Acre   I   I     Forced Air   Water:   -   -     Ceramic Tile, Laminate   Sewer:   -   -     Tar/Gravel   Condo Fee:   \$ 502   -     Concrete   Zoning:   DC   -     Concrete   Zoning:   DC   -     Outlitities:   -   -   -		Division:	Chinatown		
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Garage:   Parkade, Underground     Lot Size:   0.17 Acre     Lot Feat:   Cul-De-Sac, Landscaped     Forced Air   Water:   -     Ceramic Tile, Laminate   Sewer:   -     Tar/Gravel   Condo Fee:   \$ 502     -   LLD:   -     Concrete   Zoning:   DC     -   Utilities:   -		Size:	624 sq.ft.	Age:	2018 (7 yrs old)
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Tar/GravelCondo Fee:\$ 502-LLD:-ConcreteZoning:DC-Utilities:-	Forced Air		Water:	-	
- LLD: -   Concrete Zoning: DC   - Utilities: -	Ceramic Tile, Laminate		Sewer:	-	
Concrete Zoning: DC - Utilities: -	Tar/Gravel		Condo Fee	\$ 502	
- Utilities: -	-		LLD:	-	
	Concrete		Zoning:	DC	
Breakfast Bar, Closet Organizers, Recreation Facilities, Stone Counters	-		Utilities:	-	
	Breakfast Bar, Closet Organizers, Recreation Facili	ties, Stone Cou	nters		

Inclusions: n/a

Heating:

Floors:

Roof:

**Basement:** Exterior:

Foundation:

Features:

Welcome to Waterfront by Anthem Properties & mdash; a premier luxury condominium community ideally located in the heart of Eau Claire, just steps from the Bow River. This amenity-rich development blends the best of urban convenience with scenic riverfront living. This 624 sq ft 1-bedroom, 1-bathroom home features a bright, open-concept layout with high-end finishes throughout. Highlights include in-suite laundry, generous in-unit storage, and an oversized patio with a gas line for your BBQ. The property also comes with an assigned underground parking stall and a separate assigned storage unit in the secure parkade. Residents of Waterfront enjoy access to top-tier building amenities, including a full-time concierge, a well-equipped fitness centre, a stylish owners' lounge, a guest suite, and a relaxing hot tub.