

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

MLS® #A2260032

**\$345,000**

1 Bedroom, 1.00 Bathroom, 532 sqft

Residential on 0.00 Acres

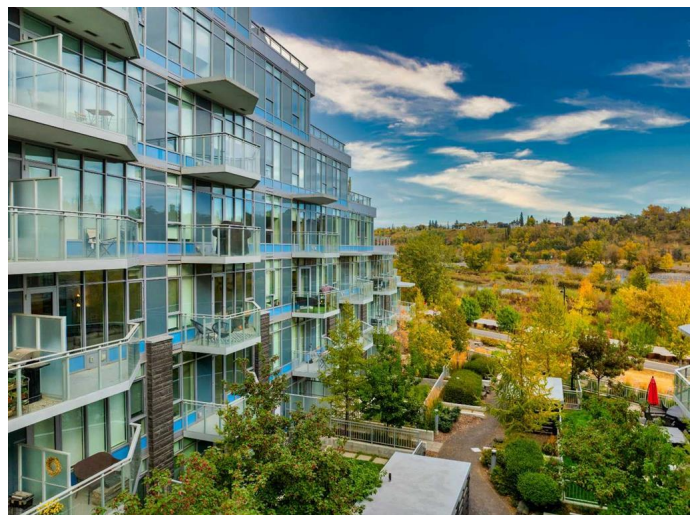
Chinatown, Calgary, Alberta

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 youâ€™re seconds from cafÃ©s, scenic trails, and the energy of the core â€“ but inside, itâ€™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.

Itâ€™s a location that truly defines convenience â€“ with direct access to Calgaryâ€™s renowned river pathway system connecting Eau Claire to the Calgary Zoo to the south and the University of Calgary to the north. Whether itâ€™s a morning ride or a weekend stroll, everything is within reach.

True elegance is subtle â€“ youâ€™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, Recreation Facilities, Snow Removal, Trash, Visitor Parking, Bicycle Storage, Fitness Center, Party Room, Spa/Hot Tub, Storage
Parking Spaces	2
Parking	Assigned, Underground

## Interior

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

## Exterior

Exterior Features	Balcony
Construction	Concrete

## Additional Information

Date Listed	October 7th, 2025
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	Real Broker
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