

# \$549,000 - 313, 138 Waterfront Avenue Sw, Calgary

MLS® #A2210852

**\$549,000**

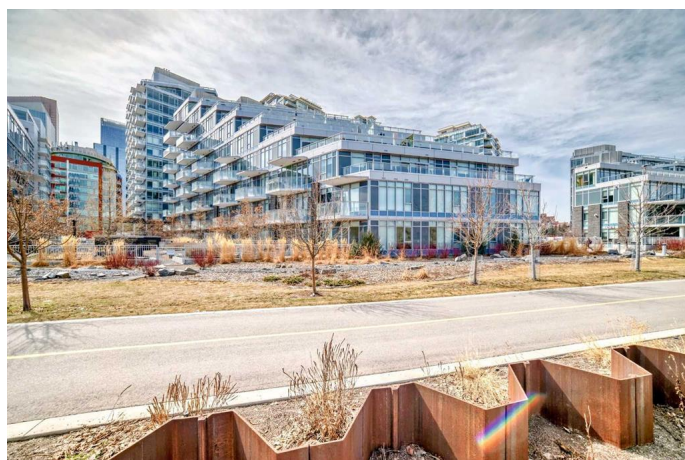
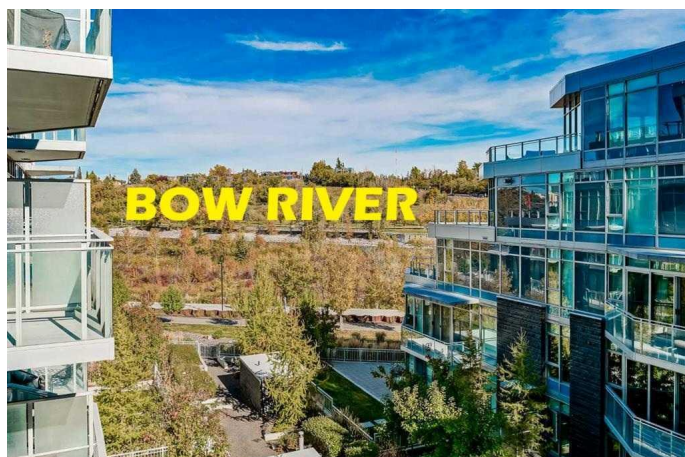
2 Bedroom, 2.00 Bathroom, 772 sqft

Residential on 0.00 Acres

Chinatown, Calgary, Alberta

Location, location, location. Beautifully designed 2-bedroom, 2-bath condo located in the prestigious Parkside at Waterfront, features 9-foot ceilings, expansive Low-E windows, sleek laminate flooring, creating a modern & 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. A second generously sized bedroom offers south-facing views and is complemented by a stylish 4-piece bathroom for guests. 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 & YOGA space, a HOT TUB & STEAM ROOM, a GUEST SUITE, a VISITOR LOUNGE, plenty of visitor parking. LOW CONDO FEE.

Built in 2019



## Essential Information

MLS® #	A2210852
Price	\$549,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	772
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	313, 138 Waterfront Avenue Sw
Subdivision	Chinatown
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 1L1

## Amenities

Amenities	Fitness Center, Guest Suite, Spa/Hot Tub
Parking Spaces	1
Parking	Assigned, Underground

## Interior

Interior Features	Breakfast Bar, High Ceilings
Appliances	Built-In Oven, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Gas Cooktop
Heating	Forced Air
Cooling	Central Air
# of Stories	9

## Exterior

Exterior Features	Balcony, Courtyard
Construction	Concrete, Metal Siding, Stone

## Additional Information

Date Listed	April 10th, 2025
Days on Market	15
Zoning	DC

## **Listing Details**

Listing Office	Century 21 Bravo Realty
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