

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

MLS® #A2210852

**\$549,000**

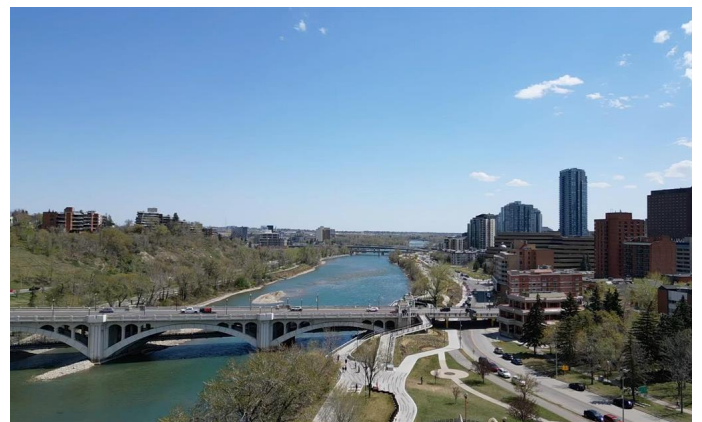
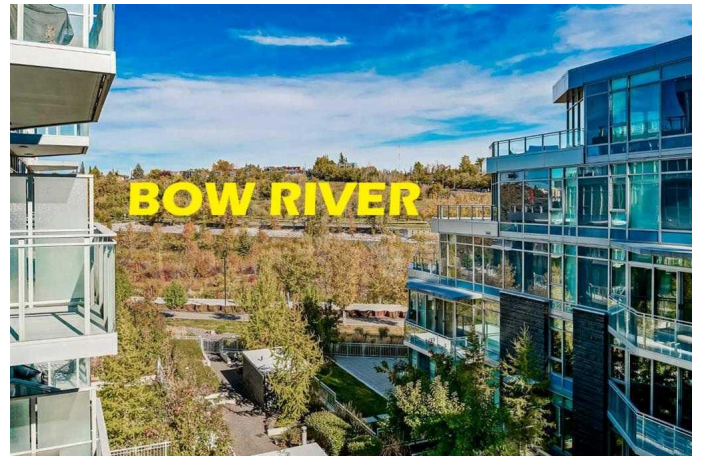
2 Bedroom, 2.00 Bathroom, 772 sqft

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        | Underground, Assigned                    |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, High Ceilings   |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings |
| 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 | 25               |
| Zoning         | DC               |

## **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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