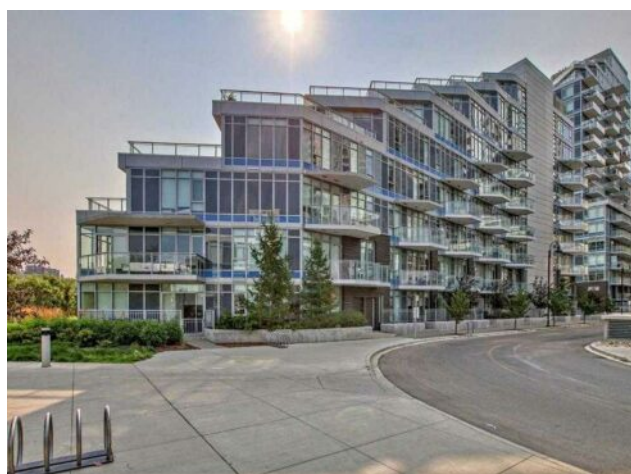


**203, 138 Waterfront Court SW
Calgary, Alberta**

MLS # A2214225



\$364,900

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	624 sq.ft.	Age:	2018 (7 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	0.17 Acre		
Lot Feat:	Cul-De-Sac, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 502
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Recreation Facilities, Stone Counters		

Inclusions: n/a

Welcome to Waterfront by Anthem Properties — 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.