



# 138 Waterfront Court Calgary Alberta

\$409,000

VACANT and move in ready! Start enjoying this spring weather right away! Freshly painted and ready for the new owner. This ONE bedroom - ONE bath 583.77 sq ft unit TRULY has the BEST layout! Facing East - so you can enjoy that morning sun on your deck. More natural light than other units - since this one has MORE windows! PLUS enjoy a LOVELY view of green trees - the river and the pathway system from the living area and bedroom! With future noise and chaos of Eau Claire changes coming - you won't be affected on this side! But you will BENEFIT when this project is complete! Open concept living - kitchen offers quartz counters, gas cooktop, built in oven & microwave - stainless steel appliances! High end wide plank laminate floors. LAUNDRY in unit! 4 Piece bath. Concrete building. The building is super special. Concierge, Bike storage, gym, hot tub/sauna, private owners lounge for your personal use. One UNDERGROUND HEATED parking spot for those COLD days - and loads of extra storage in a dedicated space. AC for those warm nights ahead! Choosing to live here is choosing a LIFESTYLE. Enjoy the convenience of being within walking distance to the river, Prince's Island Park and its scenic pathway systems, the iconic Peace Bridge, and renowned restaurants such as The River Cafe and Joey's Eau Claire. Just minutes away from Kensington, East Village and Bridgeland. This DOWNTOWN gem offers a turnkey opportunity. Getting to and from work - could mean a short walk, bike or scooter ride - and perhaps - missing out on traffic all together! Downtown is also packed with amenities, which means you'll have quick-and-easy access to a wide range of restaurants, shops, services, amenities. This location is so GREAT. Enjoy festivals & music. Access to Calgary's LRT system is 12 min walk away...bonus - it's free to ride in the downtown core! Once the Green Line pr...

4pc Bathroom 8.67 Ft x 7.17 Ft  
 Bedroom 15.00 Ft x 8.92 Ft  
 Dining room 10.33 Ft x 11.08 Ft

Kitchen 7.75 Ft x 11.08 Ft  
 Living room 17.33 Ft x 10.25 Ft

Listing Presented By:



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<http://www.clientfirst.ca/>



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