

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

MLS® #A2260032

\$345,000

1 Bedroom, 1.00 Bathroom, 532 sqft

Residential on 0.00 Acres

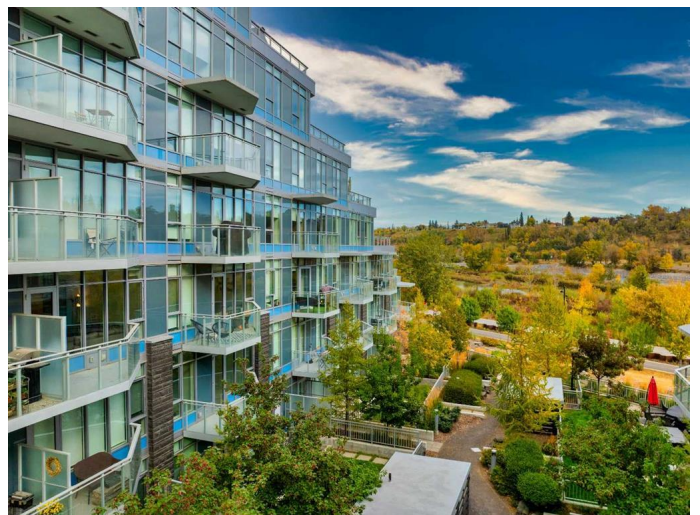
Chinatown, Calgary, Alberta

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, Party Room, Recreation Facilities, Visitor Parking, Bicycle Storage, Fitness Center, Spa/Hot Tub, Snow Removal, Storage, Trash
Parking Spaces	1
Parking	Underground, Assigned

Interior

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

Exterior

Exterior Features	Balcony
Construction	Concrete

Additional Information

Date Listed	October 7th, 2025
Days on Market	8
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.