



**GRASSROOTS**  
REALTY GROUP

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**1102, 128 2 Street SW**  
**Calgary, Alberta**

**MLS # A2301613**



**\$564,900**

<b>Division:</b>	Chinatown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	860 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 841
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, See Remarks		

**Inclusions:** NA

Welcome to this exceptional TWO-bedroom, TWO-bathroom corner residence with TWO parking stalls, perched on the 11th floor of Outlook at Waterfront. Offering amazing panoramic views of the Bow River valley, this home delivers a truly remarkable urban living experience. Flooded with natural light through expansive floor-to-ceiling windows, this thoughtfully designed suite showcases breathtaking, unobstructed river views from throughout the unit. Step onto your private balcony, perfect for relaxing or entertaining, while enjoying scenic vistas that stretch west toward the mountains. The modern, open-concept layout seamlessly blends comfort and style. The chef-inspired kitchen features stone countertops, a gas cooktop, integrated appliances, pantry storage, and a central island with eating bar, ideal for both everyday living and hosting. Wide-plank laminate flooring and ceramic tile run throughout, adding warmth and sophistication. Designed for privacy, the two bedrooms are positioned on opposite sides of the suite. The primary retreat offers generous closet space and a sleek three-piece ensuite, while the second bedroom is perfect for guests, a home office, or added flexibility. A full four-piece bathroom and in-suite laundry complete the interior. This home is further enhanced by TWO side-by-side assigned parking stalls and a secured storage locker. Residents of Outlook at Waterfront enjoy access to premium amenities, including a fully equipped fitness centre, yoga studio, hot tub and sauna, theatre room, party and recreation lounge, guest suite, and professional concierge service. Perfectly positioned along the Bow River, you are just steps from the Bow River and its extensive network of river pathways and Prince's Island Park, while being within walking distance to downtown offices, trendy restaurants, cafes, and pubs. With

nearby LRT access and major transit routes, connectivity throughout the city is effortless. This is more than a home; it is a lifestyle defined by location, views, and luxury.