



GRASSROOTS
REALTY GROUP

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501, 128 Waterfront Court SW
Calgary, Alberta

MLS # A2325786



\$2,860,000

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Penthouse		
Size:	2,292 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Marble	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 2,123
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding , Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	Slab	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		

Inclusions: n/a

This is the chance to live in this prestige penthouse located in the heart of Eau Claire! Enjoy endless 360 degree views of the river, mountains, and downtown skyline. This massive penthouse has the entire top floor with nearly 2300sqft of living space and over 1300 sq ft of exterior terrace and roof top patio! Gourmet kitchen with top of the line appliances and quartz counters. Hardwood, marble and procelain floor make this penthouse pure luxury living. With its own private elevator entrance, guests be greeted by a luminous and expansive living space adorned with vaulted ceilings and generous windows that usher in abundant sunlight and breathtaking vistas. Impeccably hardwood floors grace the living room, a sunlit office. and a chic dining area. The kitchen, fit for a culinary enthusiast, boasts solid wood cabinetry, top-tier appliances, dual dishwashers, and a charming breakfast nook with a custom-built table. A full bar leads to the formal dining room, offering the perfect setting to host gatherings, both indoors and outdoors, on a sprawling terrace that can be accessed from the nook or dining room. The primary suite is a sanctuary of serenity, featuring a sitting area framed by expansive windows offering views above the lush treetops. Find relaxation in the primary ensuite's deep soaker tub or rejuvenate under the double shower. The ensuite seamlessly blends into the walk-in closet and dressing room, which is adorned with a spacious island and an integrated laundry area. Completing the main level are two additional bedrooms, an inviting office, and a cozy den. There are 3 bedrooms, and a large den/media room. This building is truly the gem of Princes Island, it is a concrete building of only 5 storeys and will only have 13 discreet owners. You have the entire floor to yourself with two entrances, as well as private elevator floor access. Located between

Calgary's downtown core and Prince's Island Park, with the most breath-taking views of the Bow River! Walk to work via the +15 network located steps away or go for a run along the river path and Prince's Island Park. This space was created to impress and to entertain. The North tower presents a fitness area, a bathroom equipped with a steam shower, and a spacious patio with a soothing hot tub to unwind. Book your priavte showing today!