



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

602, 138 Waterfront Court SW
Calgary, Alberta

MLS # A2345277



\$1,199,000

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,461 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Gated, Parkade, Side By Side, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Radiant	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,388
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding , Stone	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: None

2 BEDROOMS | 2 1/2 BATHROOMS | 1,461 SQFT | 781 SQFT BALCONY | 2 UNDERGROUND PARKING STALLS | STORAGE LOCKER | BOW RIVER & PRINCE'S ISLAND PARK VIEWS | Experience elevated inner-city living at Parkside at Waterfront, ideally positioned along the scenic Bow River overlooking Prince's Island Park. This exceptional residence offers 1,461 sqft of upgraded interior living space complemented by an incredible 781 sqft balcony. As you enter, the home opens into an impressive living, dining and kitchen area surrounded by floor-to-ceiling windows, filling the space with natural light while showcasing the surrounding river valley views. The expansive living room provides a beautiful space to relax or entertain. Direct access to the balcony from both the living and dining rooms seamlessly extends the living space outdoors. The contemporary kitchen is designed to impress with a massive island and breakfast bar, sleek cabinetry and extensive counter space. Premium appliances include a built-in SubZero refrigerator, wine fridge, 6-burner Wolf gas range, range hood and built-in oven, creating a kitchen equally suited to everyday living and entertaining. The spacious primary suite is a private retreat with a walk-in closet and gorgeous 5-piece ensuite appointed with premium Grohe and Duravit fixtures, featuring a dual vanity, soaker tub and glass-enclosed shower with rain shower and handheld fixtures. The second bedroom offers exceptional privacy for family or guests with its own walk-in closet and 4-piece ensuite. A separate office provides a dedicated workspace, while in-suite laundry adds everyday convenience. The 2-piece powder room is a perfect addition when entertaining. One of the standout features of this home is the expansive 781 sqft balcony, creating an incredible outdoor living and entertaining space high above the city. With three natural gas

hookups, there is plenty of flexibility for patio heaters, fire tables, and a BBQ, allowing you to enjoy the space throughout the seasons. Gather with friends for an evening outdoors, relax with a glass of wine, or simply take in the beautiful sunset and surrounding views. Additionally, two secure heated underground parking stalls located next to one another and a separate storage locker are included. Parkside at Waterfront offers an impressive collection of amenities including responsive concierge service, a fitness centre/yoga room, hot tub/sauna, guest suite, bicycle storage, carwash and a beautifully appointed lounge available to book for larger gatherings. Beyond the building, enjoy one of Calgary's most desirable riverfront settings just outside your door. Walk along the river, explore the park, or enjoy the incredible selection of restaurants, shops, and amenities throughout downtown and Chinatown, all just moments from home. Combining sophisticated interiors, an extraordinary outdoor space, breathtaking views, and an unparalleled riverfront setting, this exceptional residence offers downtown Calgary living at its finest.