303 138 waterfront Court SW

Calgary | Active | MLS® A2328016

$315,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2018**	**630.8 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by TREC The Real Estate Company

A closer look

Welcome to this stylish 1-bedroom condo in downtown Calgary. The modern kitchen features a gas cooktop, built-in oven and microwave, along with plenty of cabinet and counter space. The bright open-concept living area is surrounded by large windows and opens onto a private balcony - perfect for enjoying the afternoon sun. The spacious bedroom connects to a well-appointed 4-piece bathroom, while the in-suite laundry room provides extra storage. This unit also includes a underground parking stall and a separate storage locker. Enjoy premium building amenities including a state-of-the-art fitness center, concierge, 24-hour security, and visitor parking. Just steps to the Bow River pathways, Chinatown, restaurants, shopping, and public transit, with quick access in and out of downtown. An excellent opportunity for first-time buyers, professionals, or investors looking for low-maintenance downtown living. Book your viewing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2328016
Bedrooms	1
Bathrooms	1
Year Built	2018
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	630.8 sq. ft.
Condo Fee:	$612.54
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Security, Trash, Water

Front Exposure:	East
Unit Exposure:	West
Floor Location:	Other
Entry Level:	3
Stories Total:	9
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2018 (Age: 8)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	1811666
Heating:	Boiler
New Constr.:	No
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Laminate, Tile
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Stall, Underground

Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Chinatown
Amenities:	Car Wash, Fitness Center, Party Room, Sauna, Spa/Hot Tub, Storage, Visitor Parking
Appliances:	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	Board Approval
Pets Allowed:	Restrictions
Main Floor	Bedroom · 12'8" × 8'11" ·
Main Floor	Dining Room · 11'8" × 11'3" ·
Main Floor	Kitchen · 11'8" × 8'5" ·
Main Floor	Living Room · 13'11" × 10'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Open Floorplan
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC

Listed Date:	Jul 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/303-138-waterfront-court-sw-calgary-a2328016/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.