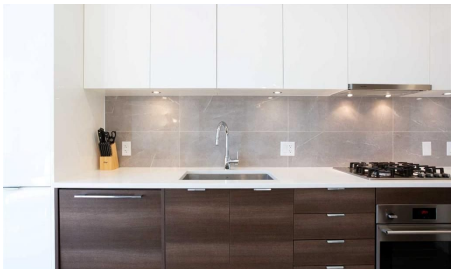
311 138 Waterfront Court SW

Calgary | Active | MLS® A2354778

$325,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2018**	**532.32 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

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 you're seconds from cafés, scenic trails, and the energy of the core - but inside, it'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.

It's a location that truly defines convenience - with direct access to Calgary's renowned river pathway system connecting Eau Claire to the Calgary Zoo to the south and the University of Calgary to the north. Whether it's a morning ride or a weekend stroll, everything is within reach.

True elegance is subtle - you'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.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354778
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:	532.32 sq. ft.
Main Level Finished Area:	532.32 sq. ft.
Condo Fee:	$435.10
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Water
Front Exposure:	West
Unit Exposure:	East
Floor Location:	Other
Entry Level:	3
Stories Total:	10
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
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Assigned, 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:	Bicycle Storage, Fitness Center, Park, Parking, Party Room, Recreation Facilities, Snow Removal, Spa/Hot Tub, Storage, Trash, Visitor Parking
Appliances:	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Inclusions:	NA
Restrictions:	Easement Registered On Title, Pet Restrictions or Board approval Required, Utility Right Of Way
Pets Allowed:	Restrictions
Main Floor	Kitchen · 14'6" × 5'3" ·
Main Floor	Dining Room · 9'2" × 8'4" ·
Main Floor	Living Room · 13'8" × 9'4" ·

Main Floor	Laundry · 2'9" × 2'4" ·
Main Floor	Bedroom - Primary · 9'6" × 8' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Open Floorplan, See Remarks
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Nov 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/311-138-waterfront-court-sw-calgary-a2354778/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 02:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® 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.

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