



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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311, 138 Waterfront Court SW  
Calgary, Alberta

MLS # A2260032



\$345,000

Heating:	Boiler	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 411
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Open Floorplan, See Remarks		
Inclusions:	NA		

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.