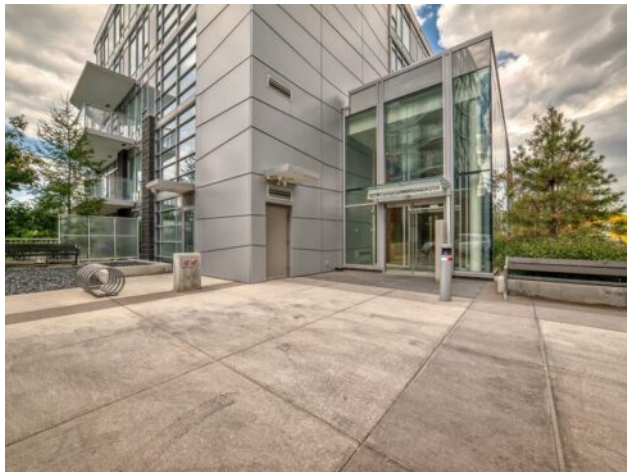


**303, 128 Waterfront Court SW  
Calgary, Alberta**

**MLS # A2174541**



**\$889,900**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	1,257 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Assigned, Electric Gate, Garage Door Opener, Heated Garage, Secured, Side		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Marble, Stone	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 940
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Glass, Metal Frame, Stone	<b>Zoning:</b>	DC
<b>Foundation:</b>	Combination, Poured Concrete, Slab	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	2 side by side underground parking Stalls and one enclosed room secured storage locker		

Wonderful opportunity to live in a one of a kind boutique building consisting of only 13 condos total in a five storey concrete and steel luxury building set on the banks of Prince's Island, Eau Claire and the Bow River. This unique boutique style property is nothing like anything else available in Calgary. With only 13 homes total, you are offered exclusivity, privacy, neighbours who are of similar lifestyles and expectations of superior quality and maintenance.. This second floor beauty with a huge patio is a graciously sized 2 bedroom, with 2.5 bathrooms. This brand new, never been lived in condo has everything your new home awaits with Subzero and Wolf appliances, side x side laundry and of course 2 side x side heated underground parking stalls and separate storage locker. Come by and finally see what you've been waiting to find!