# \$999,900 - 202, 128 Waterfront Court Sw, Calgary

MLS® #A2222433

#### \$999,900

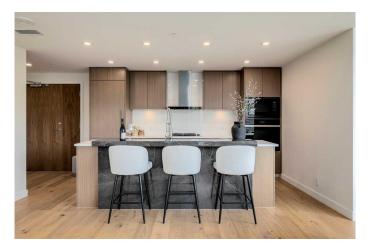
2 Bedroom, 2.00 Bathroom, 1,174 sqft Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

ON THE RIVER | LUXURIOUS CONDO LIVING | NATURE AT YOUR DOORSTEP | PET FRIENDLY | This one-of-a-kind 2-bedroom luxury condo offers an unmatched lifestyle perched right on the Bow River in the heart of Eau Claire - one of Calgary's most prestigious and desirable inner-city communities. Enjoy breathtaking views from your living room, dining room, and bedroom, with a covered balcony that overlooks the river and scenic pathways below. Inside, walls of windows flood the space with natural light, highlighting the brand new hardwood flooring and 9â€<sup>™</sup> ceilings that enhance the open-concept design. The chef's kitchen is a showstopper with high-end Wolf appliances including a gas stove, panel fridge (Sub-Zero), wine fridge, marble and quartz countertops, garburator, slow-closing cabinets, and an oversized island with breakfast bar seating. A marble-wrapped gas fireplace adds sophistication to the living space. The luxurious primary suite features a spacious walk-in closet and a huge spa-inspired ensuite with tile to the ceilings, dual marble vanities, lighted mirrors, a massive tiled shower, and a deep soaker tub. The second bedroom includes a custom wood feature wall, and the large laundry/mudroom offers a sink, guartz counters, and built-in storage. The secondary bathroom features marble countertops, tile floors, a lighted mirror, and a beautiful tiled shower with rain shower head and wand. Enjoy watching the river float by right on your







balcony, next to greenspace, which is accessed from your living room. Included are central air conditioning, 2 underground heated parking stalls (extra long) and a secure storage locker with its own door and high ceilings so your items won't get dusty. Residents enjoy exclusive access to five-star amenities including 24-hour concierge, a gym, hot tub, sauna, steam room, party room, guest suite, bike storage, and underground car wash bay. Step out your front door and immerse yourself in the beauty of the Bow River pathways, just steps from Prince's Island Park and the iconic River Café. Walk to work downtown or access the +15 network in minutes. Living in Eau Claire means being surrounded by a peaceful riverfront setting while enjoying unparalleled access to dining, entertainment, markets, and cultural events all in one of the most scenic and walkable neighbourhoods in Calgary. This is luxury city living with nature at your doorstep. Please note: This property is virtually brand-new as the owners have only stayed in the property for approximately 20 nights.

#### Built in 2022

### **Essential Information**

MLS® #	A2222433
Price	\$999,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,174
Acres	0.00
Year Built	2022
Туре	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## **Community Information**

Address	202, 128 Waterfront Court Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 1K9
Amenities	
Amenities	Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Park, Parking, Party Room, Picnic Area, Recreation Facilities, Recreation Room, Sauna, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Guest Suite, Service Elevator(s), Spa/Hot Tub
Parking Spaces	2
Parking	Stall
Interior	
Interior Interior Features	Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)
	Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage,
Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s) Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Microwave,
Interior Features Appliances	Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s) Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Interior Features Appliances Heating	Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s) Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings Forced Air, Natural Gas
Interior Features Appliances Heating Cooling	<ul> <li>Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)</li> <li>Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings</li> <li>Forced Air, Natural Gas</li> <li>Central Air</li> </ul>
Interior Features Appliances Heating Cooling Fireplace	<ul> <li>Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)</li> <li>Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings</li> <li>Forced Air, Natural Gas</li> <li>Central Air</li> <li>Yes</li> </ul>
Interior Features Appliances Heating Cooling Fireplace # of Fireplaces	<ul> <li>Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)</li> <li>Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings</li> <li>Forced Air, Natural Gas</li> <li>Central Air</li> <li>Yes</li> <li>1</li> </ul>

Exterior Features	Balcony, BBQ gas line, Courtyard
Construction	Concrete, Metal Siding, Stone

### **Additional Information**

Date Listed	May 22nd, 2025
Days on Market	16
Zoning	DC

## Listing Details

Listing Office RE/MAX First

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