

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

MLS® #A2222433

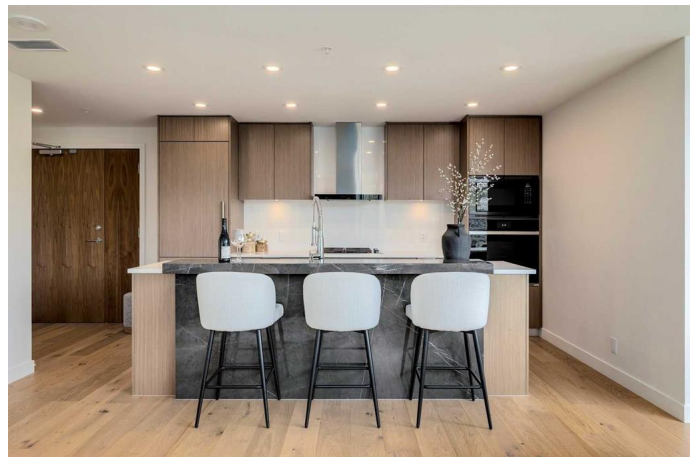
**\$999,900**

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 9' 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, quartz 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 Princeâ€™s Island Park and the iconic River CafÃ©. 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
Type	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 Features	Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	5

## Exterior

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

## Additional Information

Date Listed	May 22nd, 2025
Days on Market	2
Zoning	DC

## Listing Details

Listing Office	RE/MAX First
----------------	--------------

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