

# \$875,000 - 902, 118 Waterfront Court Sw, Calgary

MLS® #A2229027

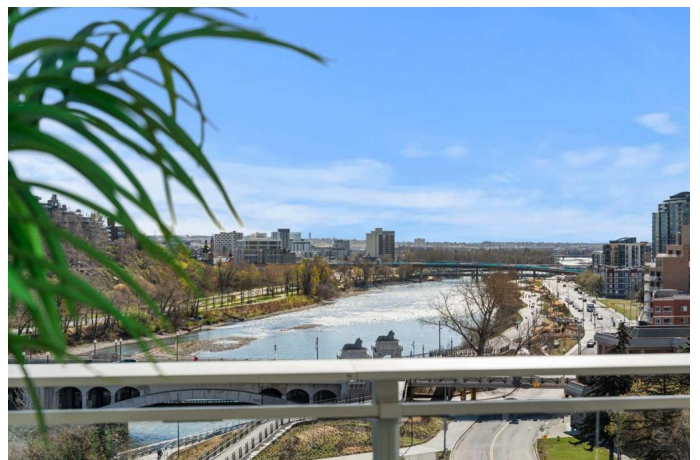
**\$875,000**

2 Bedroom, 2.00 Bathroom, 984 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

This jaw-dropping 2-bedroom, 2-bathroom penthouse condo in the heart of Eau Claire offers the ultimate downtown lifestyle with a massive 400 sqft very private terrace (with water and gas BBQ hook-ups) that spans the full width of the unit and boasts unobstructed, panoramic views of the Bow River from the terrace and through wall-to-wall, floor-to-ceiling windows. Inside this extremely quiet home, you will find 9' ceilings, rich hardwood flooring, updated light fixtures, and a beautifully designed open-concept layout. The chef's kitchen features marble countertops, a large island with breakfast bar, high-end Wolf and Sub-Zero appliances including a gas stove, panel-front refrigerator, and wine fridge, pantry, and stunning river views. The living and dining areas flow seamlessly together, perfect for entertaining or simply soaking in the scenery. The spacious primary bedroom is a true retreat with floor-to-ceiling river views, access to the terrace, a one-of-a-kind mural by a renowned Calgary mural artist, Tiffany Lynn Cuffley, and a custom walk-through closet with stylish cabinetry leading to a luxurious ensuite complete with dual sinks, marble counters, wallpaper, tiled shower, lighted mirrors, and a large soaker tub. The second bedroom, located on the opposite side of the condo, also enjoys river views and features a custom closet system, while the second bathroom includes marble countertops, tiled flooring, lighted mirrors, and a tiled shower, located conveniently next to the laundry closet. This



unit comes with 2 underground parking stalls and 2 extra-large storage units, and residents enjoy premium amenities including a 24-hour concierge, gym, hot tub, sauna, social room, car wash bay in underground parking, and rentable guest suite. Located next to the Bow River pathway system, steps to Prince's Island Park, and all the shops and restaurants of downtown, this well-run building offers a truly unmatched blend of luxury, convenience, and natural beauty - where you can enjoy watching wildlife and the changing seasons from the comfort of your home - and best of all, there is still new home warranty remaining for added peace of mind. Owner moved in in 2022. Storage locker: 71" deep x 60" long x 88" high. Builder size of the property was listed at 1,026 sqft.

Built in 2020

### **Essential Information**

MLS® #	A2229027
Price	\$875,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	984
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	902, 118 Waterfront Court Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2P 0W3

## Amenities

Amenities	Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Guest Suite, Park, Parking, Party Room, Recreation Facilities, Recreation Room, Sauna, Secured Parking, Service Elevator(s), Snow Removal, Spa/Hot Tub, Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Enclosed, Off Street, Stall, Underground, Guest

## Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Master Downstairs, Sauna, Soaking Tub, Steam Room, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	9

## Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Brick, Concrete

## Additional Information

Date Listed	June 9th, 2025
Days on Market	6
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	RE/MAX First
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