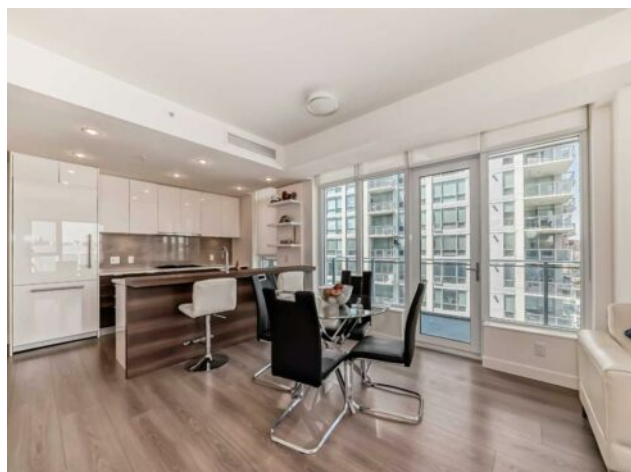


1103, 108 Waterfront Court SW  
Calgary, Alberta

MLS # A2271800



## \$575,000

|                  |                                                                          |               |                  |
|------------------|--------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Chinatown                                                                |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                                       |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit                                              |               |                  |
| <b>Size:</b>     | 865 sq.ft.                                                               | <b>Age:</b>   | 2019 (6 yrs old) |
| <b>Beds:</b>     | 2                                                                        | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Assigned, Enclosed, Garage Door Opener, Heated Garage, Insulated, Parkac |               |                  |
| <b>Lot Size:</b> | -                                                                        |               |                  |
| <b>Lot Feat:</b> | -                                                                        |               |                  |

|                    |                                                                                                       |                   |                 |
|--------------------|-------------------------------------------------------------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Forced Air                                                                                            | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Laminate, Tile                                                                                        | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Asphalt Shingle, Concrete, Rubber                                                                     | <b>Condo Fee:</b> | \$ 686          |
| <b>Basement:</b>   | -                                                                                                     | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Aluminum Siding , Concrete, Metal Siding , Mixed, Stone, Veneer                                       | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                                                                                                     | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage |                   |                 |

**Inclusions:** All furniture is negotiable. Please contact agent if your client is interested

Welcome to Waterfront Parkside - your concrete oasis right beside the Bow River. This stunning 2-bedroom, 2-bathroom corner unit offers 865 sqft of thoughtfully designed living space with northwest exposure. The floor-to-ceiling windows flood the space with natural light without being blinded by direct sun rays. Enjoy sweeping city and park views from this elevated home that perfectly balances urban sophistication & natural serenity. The spacious open-concept layout is ideal for both relaxing and entertaining, while the modern kitchen boasts sleek cabinetry, aesthetic built-in appliances, and a gas cooktop that will delight any home chef. What a wonderful home for young professionals that enjoy a fast-paced downtown life as well as peaceful walks by the river! This may also be a turnkey investment opportunity for any novice investor. The development is conveniently located close to main arteries in & out of downtown, such as Memorial Drive (5th Ave), 4th Ave, Centre Street, and many options to reroute. Waterfront Parkside provides unmatched comfort & convenience with a well-equipped fitness room, hot tub, versatile residents' lounge, and 24-hour concierge/security personnel. The original owners have been blessed with back-to-back rockstar tenants over the years. They have not had any vacancies since the building was completed. The unit has been beautifully maintained and refreshed with a top to bottom professional clean. Don't take my word for it - come check out this urban oasis yourself!