

\$595,000 - 1103, 108 Waterfront Court Sw, Calgary

MLS® #A2208194

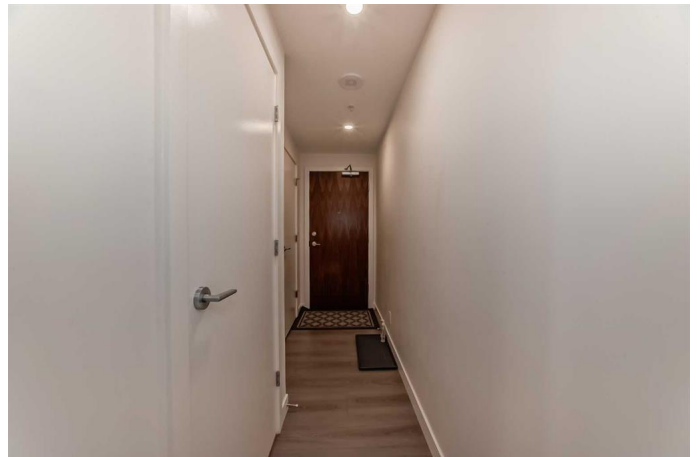
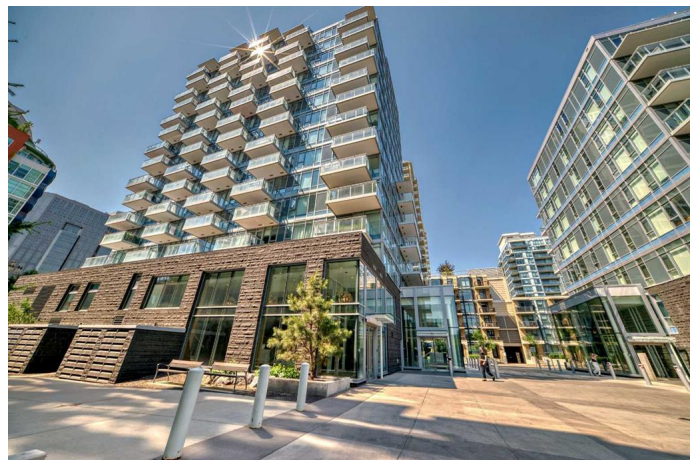
\$595,000

2 Bedroom, 2.00 Bathroom, 865 sqft

Residential on 0.00 Acres

Chinatown, Calgary, Alberta

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!

Built in 2019

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2208194 |
| Price | \$595,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 865 |
| Acres | 0.00 |
| Year Built | 2019 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-------------------------------|
| Address | 1103, 108 Waterfront Court Sw |
| Subdivision | Chinatown |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2P1K7 |

Amenities

| | |
|----------------|--|
| Amenities | Elevator(s), Fitness Center, Parking, Party Room, Snow Removal, Storage, Trash, Visitor Parking, Spa/Hot Tub |
| Parking Spaces | 1 |
| Parking | Enclosed, Garage Door Opener, Heated Garage, Insulated, Parkade, Secured, Underground, Assigned |

Interior

| | |
|-------------------|---|
| Interior Features | Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage |
| Appliances | Built-In Oven, Built-In Refrigerator, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Washer/Dryer Stacked, Window Coverings |

| | |
|--------------|-------------|
| Heating | Forced Air |
| Cooling | Central Air |
| # of Stories | 18 |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, Lighting |
| Roof | Asphalt Shingle, Concrete, Rubber |
| Construction | Concrete, Mixed, Stone, Aluminum Siding, Metal Siding, Veneer |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 8th, 2025 |
| Days on Market | 22 |
| Zoning | DC |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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