

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

MLS® #A2208194

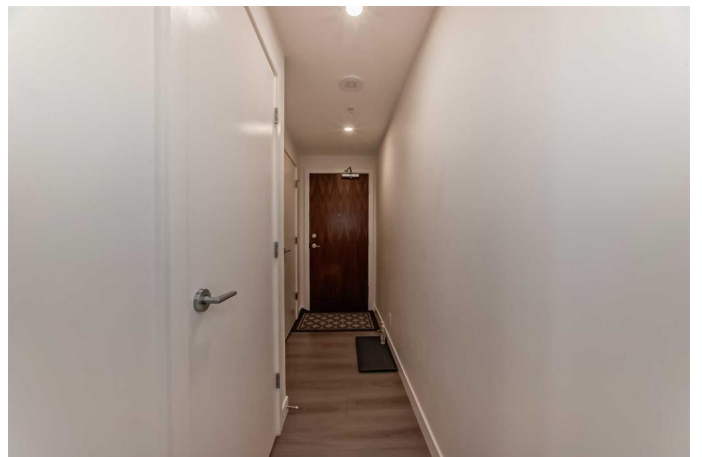
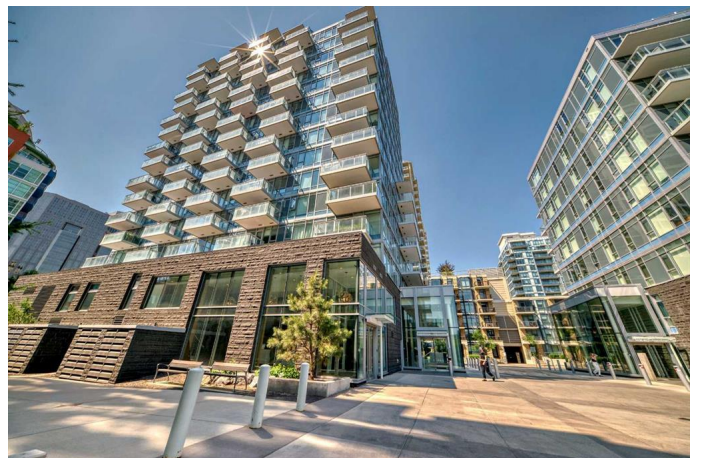
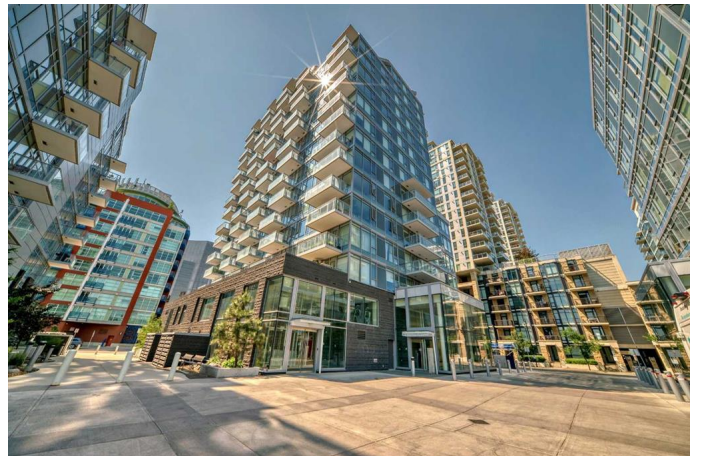
**\$595,000**

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, Spa/Hot Tub, Storage, Trash, Visitor Parking |
| Parking Spaces | 1  |
| Parking        | Assigned, Enclosed, Garage Door Opener, Heated Garage, Insulated, Parkade, Underground, Secured              |

### 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, Metal Siding, Mixed, Stone, Aluminum Siding, Veneer |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 5               |
| Zoning         | DC              |

### **Listing Details**

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

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