

# \$575,000 - 1103, 108 Waterfront Court Sw, Calgary

MLS® #A2208194

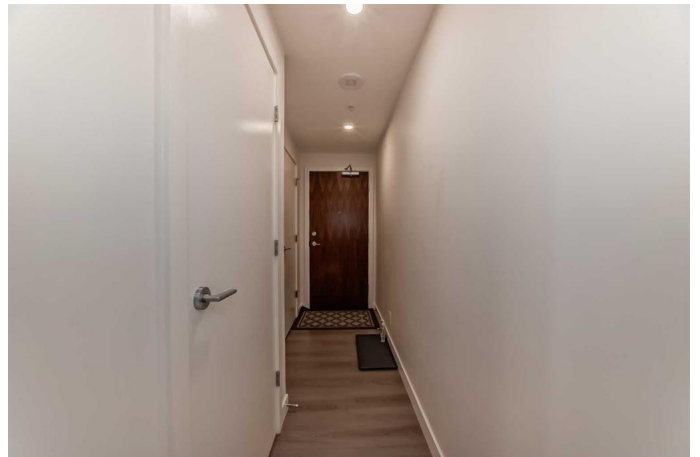
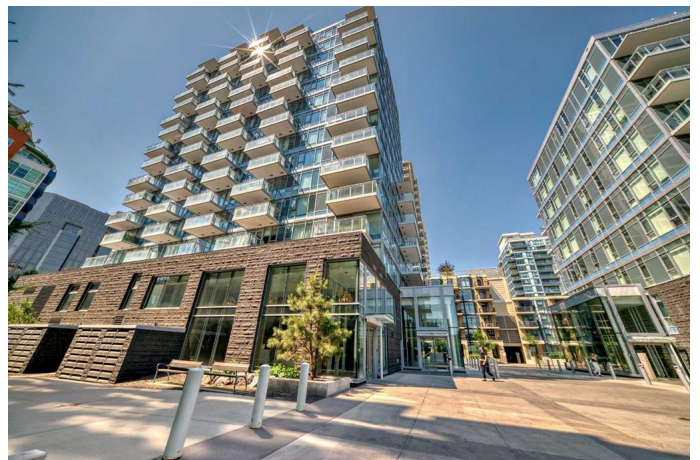
**\$575,000**

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	\$575,000
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	Assigned, Enclosed, Garage Door Opener, Heated Garage, Insulated, Parkade, Secured, Underground

### Interior

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

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	37
Zoning	DC

## Listing Details

Listing Office	CIR Realty
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