

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

MLS® #A2208194

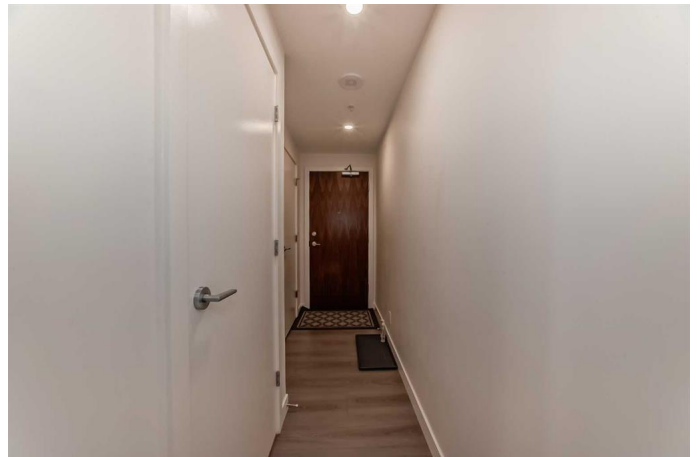
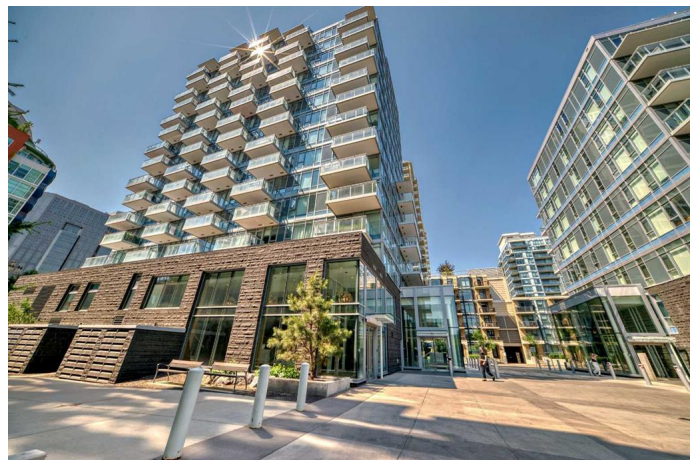
\$575,000

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

Interior

Interior Features	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Soaking Tub
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, Rubber, Concrete
Construction	Concrete, Metal Siding, Mixed, Stone, Aluminum Siding, Veneer

Additional Information

Date Listed	April 8th, 2025
Days on Market	24
Zoning	DC

Listing Details

Listing Office	CIR Realty
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