



**GRASSROOTS**  
REALTY GROUP

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**1105, 108 Waterfront Court SW  
Calgary, Alberta**

**MLS # A2217394**



**\$372,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Chinatown                          |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 505 sq.ft.                         | <b>Age:</b>   | 2018 (7 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Assigned, Parkade, Underground     |               |                  |
| <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>       | -   | <b>Condo Fee:</b> | \$ 402 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Metal Siding , Stone, Stucco  | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Stone Counters |                   |        |
| <b>Inclusions:</b> | N/A   |                   |        |

Welcome to Parkside, the highly sought after project where waterfront living is incredibly stylish and affordable. The location perfectly connects you to the downtown core, Eau Claire, Chinatown, Prince's Island Park, the Bow River with its elaborate pathways, and much more! This stunning 1-bedroom, 1-bathroom unit features unobstructed views of the Bow River, and gorgeous sunrises! As soon as you set foot inside, you're met with an open layout and modern color palette. You'll love the kitchen with high gloss white cabinetry, quartz counters, high end appliances including a gas cooktop, luxurious marble-esque grey veined backsplash, full length breakfast bar and convenient built-in shelving. The living room has floor-to-ceiling windows that bathes the space in natural light. The large balcony is a great spot to sip on your morning coffee and enjoy the tranquility of the flowing river. Enjoy these same views from the spacious bedroom that has access to the 4-piece main bath. You also get an underground parking stall, storage cage and in-unit laundry! This building is well cared for and features a lounge, fitness center, yoga room, sauna, hot tub, 24-hr concierge and security. There's so much value in this unit whether you're a first-time buyer, savvy investor, or building an attractive real estate portfolio, as it suites so many different lifestyles! Schedule a showing today and see it for yourself!