



**GRASSROOTS**  
REALTY GROUP

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**604, 108 Waterfront Court SW**  
**Calgary, Alberta**

**MLS # A2236512**



**\$339,000**

<b>Division:</b>	Chinatown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	426 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 351
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** None

Welcome to this little jewel in Parkside of Waterfront. Packed with state of art design and finishing, this can be a perfect first home for a young professional, or someone downsizing. It can also be a turnkey investment. Located right along the Bow River and the Sien Lok park, beside the Chinese Culture Centre and the future Eau Claire LRT station, it offers the ultimate convenience of urban living, yet so close to the beauty of nature. You will love the modern kitchen, the abundant natural light, and the city and river views from the balcony. You will love the well-equipped fitness room, hot tub, and the residents' lounge. The 24-hour concierge/security personnel will make you always feel safe in your home. For someone that is renting, this is a much better alternative than paying rent; for someone looking for an investment property, this unit has always been rented with no vacancies. Call your realtor to book a showing!