



GRASSROOTS
REALTY GROUP

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**311, 108 Waterfront Court SW
Calgary, Alberta**

MLS # A2250394



\$365,000

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	565 sq.ft.	Age:	2019 (6 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Other	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 469
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Built-in Features, See Remarks		

Inclusions:	N/A
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Luxury Corner Condo in Prestigious Waterfront!! Welcome to Waterfront, Calgary's premier luxury condo development located along the Bow River in the heart of downtown. This stylish corner unit offers 565 sq. ft. of thoughtfully designed living space with a bright open-concept layout. Large windows fill the living and dining areas with natural light, while the modern kitchen features sleek cabinetry, stone countertops, and premium appliances. The spacious bedroom provides ample closet space, complemented by a versatile office/den that's perfect for working from home. A full 3-piece bathroom, in-suite laundry, and a private patio complete this functional and elegant home. This residence includes underground heated parking, ensuring year-round convenience and security. As a resident of Waterfront, you'll enjoy exclusive access to world-class amenities including a fully equipped fitness centre, hot tub, sauna, party lounge with kitchen, and a convenient car wash bay. With 24/7 concierge service and secure entry, peace of mind is always at your doorstep. Located just steps from Prince's Island Park, Eau Claire Market, trendy restaurants, coffee shops, and scenic river pathways, this home offers the perfect balance of luxury, comfort, and downtown lifestyle. Whether you're a first-time buyer, downsizer, or investor, this condo presents an exceptional opportunity to own in one of Calgary's most sought-after communities.