

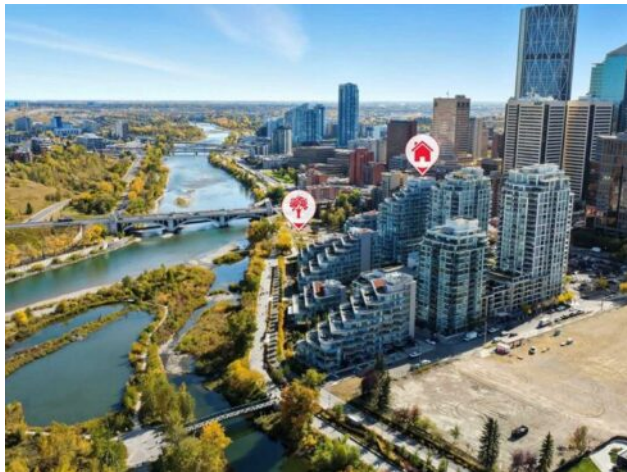


GRASSROOTS
REALTY GROUP

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**1007, 108 Waterfront Court SW
Calgary, Alberta**

MLS # A2262186



\$350,000

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	468 sq.ft.	Age:	2019 (6 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Guest, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 385
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	Natural Gas Paid, Heating Paid For, Water Paid For
Features:	Low Flow Plumbing Fixtures, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows		

Inclusions: N/A

Welcome to Waterfront Parkside, where contemporary design meets an unbeatable downtown riverfront location. This 10th floor, 1 bedroom, 1 bathroom suite offers 468 sq. ft. of thoughtfully designed living space with east-facing views of the Bow River. The open layout features wide-plank flooring, quartz countertops, and a modern kitchen with stainless steel appliances including a Blomberg refrigerator and built-in oven, Fulgor gas cooktop and dishwasher, and in-suite Blomberg washer and dryer. Floor-to-ceiling windows bring in natural light, while the private balcony extends your living space and is equipped with a BBQ gas line. An assigned underground parking stall and storage unit are included. Residents of Waterfront Parkside enjoy exceptional amenities: 24-hour concierge and security, a fully equipped fitness centre, hot tub, steam room, owner's lounge with kitchen, guest suite, and secured heated underground parkade with visitor parking. The location places you along the Bow River pathways, next to Sien Lok Park and steps from Prince's Island Park. Downtown Calgary's restaurants, cafés, and business district are within walking distance, with the planned Eau Claire LRT station adding future convenience and connectivity. Condo fees include gas, heat, and water. This is a fantastic opportunity to own a modern riverfront condo in one of downtown Calgary's most desirable locations. Book a private showing with your favorite Realtor; today!