



**606, 108 Waterfront Court SW  
Calgary, Alberta**

**MLS # A2297186**



**\$300,000**

<b>Division:</b>	Chinatown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	506 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Composite Siding, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** All furniture can be sold

1 Bed | 1 Bath | River Views | Downtown Living Live in the heart of downtown Calgary in this stylish 1-bedroom, 1-bathroom condo offering over 500 sq.ft. of thoughtfully designed space. Located on a higher floor, this unit captures sweeping Bow River views from both the private balcony and the bedroom—providing a peaceful retreat in the city. The open-concept layout seamlessly connects the kitchen and living area, highlighted by floor-to-ceiling windows that fill the space with natural light and showcase the stunning river backdrop. Modern finishes include quartz countertops, neutral tones, and integrated appliances with a gas range, creating a clean, contemporary feel. The bedroom features a walk-through closet with direct access to a 4-piece bathroom, which also offers a second entry from the main living area for added convenience. Additional highlights include in-suite laundry, a private balcony with partial river views, and secure assigned parking and storage. This well-managed building offers excellent amenities, including a fitness centre, recreation/party room with full kitchen, sauna, hot tub, and more. Ideally located just steps to the Bow River pathways, restaurants, shopping, and transit, this home delivers the ultimate urban lifestyle. Perfect for first-time buyers, professionals, or investors—this turn-key unit offers exceptional value in one of Calgary’s most desirable downtown locations.