



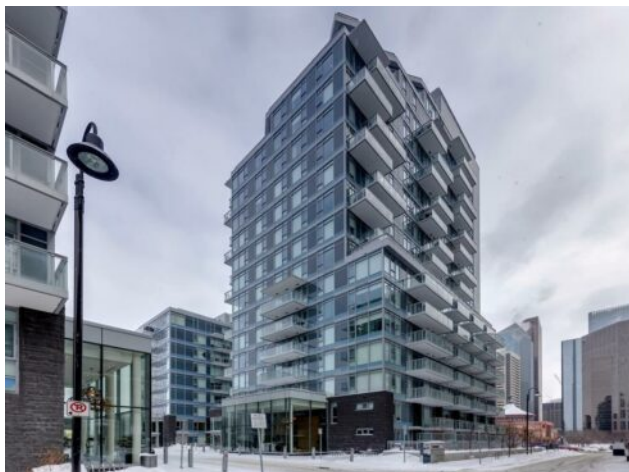
**GRASSROOTS**  
REALTY GROUP

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**611, 108 Waterfront Court SW  
Calgary, Alberta**

**MLS # A2126276**



**\$375,000**

<b>Division:</b>	Chinatown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	543 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 446
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding , Stone	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan		

**Inclusions:** Key Fobs x2

Stunning luxury condo in WATERFRONT PARKSIDE. Expansive floor-to-ceiling windows allow an abundance of natural light. This one bedroom suite features an open concept floor plan, in-suite laundry, wide-plank floorings, beautiful QUARTZ counter-tops in the kitchen, sleek white cabinetry highlighted by top of the line appliances. Enjoy a summer BBQ on the balcony and soak up the sunshine and amazing views. UNDERGROUND heated parking. Amazing location steps to Prince's Island Park, river paths, restaurants, shopping and downtown. Don't miss this opportunity to live in a luxury condo in an unbeatable location. Come see it today!