



**309, 108 Waterfront Court SW
Calgary, Alberta**

MLS # A2137936



\$359,900

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	508 sq.ft.	Age:	2019 (5 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 383
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding , Stone	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions: None

Discover waterfront living for an exceptional investment opportunity! This contemporary one-bedroom, one-bathroom condo defines luxury with its premium finishes. The kitchen features stainless steel appliances, a built-in gas stove top, and sophisticated quartz countertops. Its open-concept layout seamlessly merges the kitchen with the living area, creating a spacious and welcoming atmosphere. The generously sized bedroom includes a large walk-through closet leading to a tastefully designed bathroom. Step onto the expansive balcony to enjoy breathtaking views. Included with this beautiful unit is an underground parking stall and oversized unit storage. Amazing amenities: full professional gym (free weights, squat rack, cardio machines) with a fitness studio, steam room, hot tub, owners lounge, 24/7 concierge and security service. Ample visitor parking and car wash also included! The building is ideally situated just steps from the scenic BOW RIVER pathways, perfect for outdoor activities. Additionally, it is only a 5-minute walk to the prestigious office buildings DOWNTOWN, offering exceptional convenience for both work and leisure. Whether you're a first-time homebuyer or seeking a lucrative investment, this property is a standout choice.