



**602, 108 Waterfront Court SW
Calgary, Alberta**

MLS # A2143602



\$308,800

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	515 sq.ft.	Age:	2019 (5 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 398
Basement:	-	LLD:	-
Exterior:	Concrete, Stone	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Exclusive Opportunity in Prestigious Waterfront Parkside! Welcome to an exquisite one-bedroom plus den studio condo, meticulously maintained and situated in the highly sought-after Waterfront Parkside building. This unit showcases wide plank laminate flooring throughout, creating a seamless and stylish living space. The kitchen featuring stainless steel appliances, a gas cooktop, quartz countertops, and a matching backsplash. Beautifully finished cabinetry with under-cabinet task lighting adds a touch of elegance, while the in-suite laundry provides convenience. Step out onto the entertainment-sized balcony with a glass guard rail, perfect for enjoying stunning views of the City and Bow River. Equipped with gas outlets, setting up a BBQ has never been easier. The unit also includes underground parking (#3104 on P3) and a storage locker (#102) for all your additional needs. Residents of Waterfront Parkside enjoy access to an array of top-tier amenities, including a fully equipped fitness facility, yoga studio, steam room, meeting room, and a private owners' lounge complete with a fully equipped kitchen, social space with a TV area and fireplace, and a pool table. Additional conveniences include bike storage, a guest suite for visitors, and underground parking for guests. The building also offers full-time concierge service for your peace of mind. Located just steps away from the Bow River Pathway, Prince's Island Park, Sien Lok Park, and numerous restaurants, this condo is perfect for investors or young professionals seeking a vibrant urban lifestyle. Don't miss this incredible opportunity to own a piece of luxury in the heart of the city!