



**711, 108 Waterfront Court SW
Calgary, Alberta**

MLS # A2153551



\$369,900

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	580 sq.ft.	Age:	2019 (5 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: N/A

Explore this Corner Unit apartment with 580 sq. ft., featuring 1 Bedroom and a Den, nestled within the highly desirable Waterfront buildings. Boasting an 8'6" ceiling, the unit showcases a spacious open-concept layout. The white kitchen has a gas cooktop, built-in oven, microwave, quartz countertops with a raised eating bar, and extended cabinets, completes with a Dining area. The Living room is bright and airy, enhanced by floor-to-ceiling windows that invite natural light from the full-width Balcony. The Master Bedroom includes a large window, includes a 4 pc Bath with a cheater door. The unit completes with a Den for a home office, in-suite Laundry, A/C for warm summer days, an underground parking stall, and assigned storage. The complex offers a range of resort-like amenities, including fitness facilities, meeting and party rooms, a hot tub, sauna, bicycle storage, visitor parking, and a complimentary car wash. Ideally situated just two blocks from the Downtown Core, you can easily walk to the River, Prince Island Park, Eau Claire Market, Chinatown, and the C-Train Station. This apartment provides the perfect blend of urban convenience and comfort. Don't miss this exceptional opportunity!