



**1606, 108 Waterfront Court SW  
Calgary, Alberta**

**MLS # A2191427**



**\$399,900**

<b>Division:</b>	Chinatown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	558 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Electric Gate, Garage Door Opener, Heated Garage, Parkade, Undergarage		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 469
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding , Stone	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** N/A

Discover this exceptional 1 Bedroom + Den corner unit in the highly desirable Waterfront residences, offering 558 sq. ft. of thoughtfully designed living space. Open-concept layout, this home is bathed in natural light through floor-to-ceiling windows that frame an unobstructed view of Centre Bridge and the city's east horizon view and south skyline. The sleek white kitchen features a gas cooktop, built-in oven, microwave, quartz countertops with a raised eating bar, and extended cabinetry, seamlessly flowing into the dining area. The bright and airy living room extends onto a full-width balcony, perfect for enjoying the spectacular views. The primary bedroom offers a large window with stunning cityscapes and direct access to a 4-piece bath with a cheater door. The unit also includes a versatile den—ideal for a home office or extra storage, in-suite laundry, air conditioning, underground parking, and an assigned storage unit. Enjoy resort-style amenities, including a fitness center, hot tub, sauna, party/meeting rooms, bicycle storage, visitor parking, and a complimentary car wash. Just two blocks from the Downtown Core, you're steps from the river pathways, Prince's Island Park, Eau Claire Market, Chinatown, and the C-Train. Experience unparalleled urban living with breathtaking views—this opportunity won't last long! Schedule your private viewing today!