



GRASSROOTS
REALTY GROUP

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609, 118 Waterfront Court SW
Calgary, Alberta

MLS # A2208219



\$359,000

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	509 sq.ft.	Age:	2019 (6 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 418
Basement:	-	LLD:	-
Exterior:	Concrete, Stone	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Open Floorplan, Soaking Tub, Vinyl Windows		

Inclusions: N/A

Discover modern downtown living in this bright studio with one bedroom and one full bath in the highly sought-after Waterfront Parkside. This end-unit boasts floor-to-ceiling windows, flooding the space with natural light. The sleek kitchen features stylish cabinetry, quartz countertops, and stainless-steel appliances. Enjoy the convenience of in-suite laundry, underground parking and a storage locker. Located just steps from Bow River, Price's Island Parks, and over 15+ amenities, this home offers unparalleled walkability to restaurants, cafes, and shopping. Building perks include a fitness center, residents' lounge, and a whirlpool spa. Perfect for professionals, first-time buyers, or investors-don't miss out on this exceptional opportunity!