



THE
A-TEAM

**RE/MAX
FIRST**

108 WATERFRONT Court #306, Calgary T2P 1K7

MLS® #: **A2119196**

Area: **Chinatown**

Listing Date: **04/10/24**

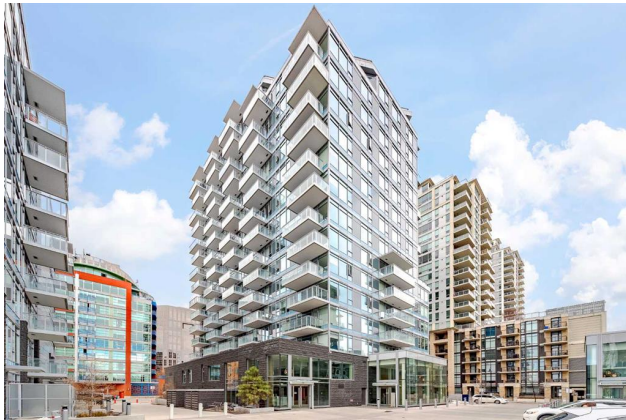
List Price: **\$375,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2019**

Finished Floor Area

Abv Sqft: **511**

Low Sqft:

Ttl Sqft: **511**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

40

Layout

Beds: **1 (1)**

Baths: **1.0 (1 0)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall**

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete,Metal Siding ,Stone**
Flooring: **Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Recessed Lighting**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`2" x 9`1"
Bedroom	Main	8`10" x 8`10"

Room	Level	Dimensions
4pc Bathroom	Main	8`9" x 4`10"

Legal/Tax/Financial

Condo Fee:
\$383

Title: **Fee Simple**
Fee Freq:

Zoning: **DC (pre 1P2007)**

Legal Desc:	1811659	Monthly	Remarks
Pub Rmks:	<p>Experience the epitome of Riverside living at the prestigious Waterfront Parkside Tower in Eau Claire. This contemporary one-bedroom, one-bathroom condominium promises a lavish lifestyle with its upscale amenities. The kitchen boasts high-quality stainless steel appliances, a built-in gas range, and sophisticated quartz countertops. Its open design seamlessly integrates with the living area, creating a spacious and welcoming ambiance. Step onto the expansive balcony to soak in beautiful views. The generously proportioned bedroom features a sizable walk-through closet leading to the elegantly appointed bathroom. For added convenience, this unit includes an underground parking spot suitable for SUVs and trucks, along with TWO separate STORAGE LOCKERS. Residents of Waterfront Parkside enjoy access to an impressive array of amenities, including a fitness center, yoga studio, steam rooms, meeting and party spaces, hot tub, and complimentary car wash. Strategically situated just steps from the scenic Bow River pathways, this location is perfect for outdoor enthusiasts. Moreover, it's only a brief 5-minute stroll to downtown's prestigious office buildings, offering unparalleled convenience for both work and leisure. Indulge in urban luxury living within this meticulously crafted condominium. Seize the opportunity to make this beautiful property your home.</p>		
Inclusions:	TV with Wall mount in the bedroom.		
Property Listed By:	Top Producer Realty and Property Management		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



