



THE
A-TEAM

**RE/MAX
FIRST**

108 WATERFRONT Court #1306, Calgary T2P 1K7

MLS® #: **A2120854**

Area: **Chinatown**

Listing Date: **04/07/24**

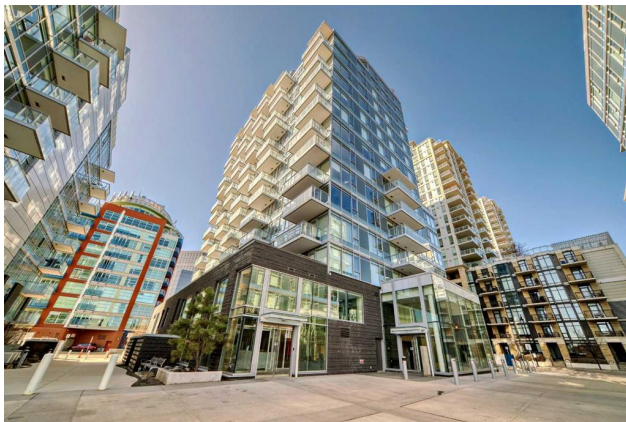
List Price: **\$379,000**

Status: **Pending**

County: **Calgary**

Change: **-\$6k, 01-May**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **495**
Low Sqft:
Ttl Sqft: **495**

DOM

42
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Underground**

Utilities and Features

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

Construction: **Concrete, Metal Siding, Stone, Stucco**
Flooring: **Ceramic Tile, Laminate**
Water Source:
Fnd/Bsmt:

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	8`10" x 10`11"	4pc Ensuite bath	Main	8`0" x 4`11"
Living Room	Main	12`0" x 10`9"	Kitchen	Main	8`5" x 7`11"

Legal/Tax/Financial

Condo Fee:
\$383

Title: **Fee Simple**
Fee Freq: **Monthly**

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

Legal Desc:

1811659

Remarks

Pub Rmks:

Luxury condo located in WATERFRONG PARKSIDE! This building located in core of Calgary along the Bow River, CentreStree Bridge and the Horth hill. Close to Princess Island Park, the National Music Center, theater, biking trails, restaurants.This one bedroom suites features an open concept floor plan, huge walk-in closet, in-suite laundry, wide-plank engineered floors, gleaming quartz counter-tops in the kitchen, beautifully finished cabinetry highlighted by top of the line appliances with the added luxury of air conditioning. and to top it all a huge East Facing Balcony to enjoy the views of the city and bow river. Plus assigned storage, 1 assigned underground heated parking stall and access to the amazing amenities, incl: Guest Suite, F/T Concierge Service, Fitness Room, Steam Room + Hot Tub, Meeting Room , Bike Storage Room etc.

Inclusions:

None

Property Listed By:

First Place Realty

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

