



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**108 WATERFRONT Court #611, Calgary T2P 1K7**

MLS® #: **A2126276**

Area: **Chinatown**

Listing Date: **04/25/24**

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

Status: **Active**

County: **Calgary**

Change: **None**

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: **542**  
Low Sqft:  
Ttl Sqft: **542**

DOM

**25**

Layout

Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Heated Garage,Stall,Underground**

Utilities and Features

Roof:  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Breakfast Bar,Open Floorplan**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>9`4" x 8`8"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`8" x 7`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`0" x 9`4"</b>	<b>Den</b>	<b>Main</b>	<b>8`0" x 6`4"</b>
<b>Foyer</b>	<b>Main</b>	<b>10`8" x 3`6"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`4" x 9`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$446**

Title:  
**Fee Simple**

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

Legal Desc:	1811659	Fee Freq: Monthly	Remarks
Pub Rmks:	<b>Stunning luxury condo in WATERFRONT PARKSIDE. Expansive floor-to-ceiling windows allow an abundance of natural light. This one bedroom suite features an open concept floor plan, in-suite laundry, wide-plank floorings, beautiful QUARTZ counter-tops in the kitchen, sleek white cabinetry highlighted by top of the line appliances. Enjoy a summer BBQ on the balcony and soak up the sunshine and amazing views. UNDERGROUND heated parking. Amazing location steps to Prince's Island Park, river paths, restaurants, shopping and downtown. Don't miss this opportunity to live in a luxury condo in an unbeatable location. Come see it today!</b>		
Inclusions: Property Listed By:	<b>Key Fobs x2 Royal LePage Solutions</b>		

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







