



THE
A-TEAM

**RE/MAX
FIRST**

108 WATERFRONT Court #602, Calgary T2P 1K7

MLS® #: **A2143602** Area: **Chinatown** Listing Date: **06/22/24** List Price: **\$308,800**
 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: **515**
 Low Sqft:
 Ttl Sqft: **515**

DOM

86
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,Underground

Utilities and Features

Roof:
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Courtyard**

Construction: **Concrete,Stone**
 Flooring: **Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Elevator,Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`5" x 7`7"	Dining Room	Main	13`5" x 7`9"
Bedroom	Main	9`7" x 8`1"	4pc Bathroom	Main	7`11" x 4`11"
Den	Main	4`7" x 4`3"	Kitchen	Main	14`3" x 2`2"

Legal/Tax/Financial

Condo Fee: \$398	Title: Fee Simple	Zoning: DC (pre 1P2007)
	Fee Freq: Monthly	

Legal Desc: **1811659**

Remarks

Pub Rmks: **Exclusive Opportunity in Prestigious Waterfront Parkside! Welcome to an exquisite one-bedroom plus den studio condo, meticulously maintained and situated in the highly sought-after Waterfront Parkside building. This unit showcases wide plank laminate flooring throughout, creating a seamless and stylish living space. The kitchen featuring stainless steel appliances, a gas cooktop, quartz countertops, and a matching backsplash. Beautifully finished cabinetry with under-cabinet task lighting adds a touch of elegance, while the in-suite laundry provides convenience. Step out onto the entertainment-sized balcony with a glass guard rail, perfect for enjoying stunning views of the City and Bow River. Equipped with gas outlets, setting up a BBQ has never been easier. The unit also includes underground parking (#3104 on P3) and a storage locker (#102) for all your additional needs. Residents of Waterfront Parkside enjoy access to an array of top-tier amenities, including a fully equipped fitness facility, yoga studio, steam room, meeting room, and a private owners' lounge complete with a fully equipped kitchen, social space with a TV area and fireplace, and a pool table. Additional conveniences include bike storage, a guest suite for visitors, and underground parking for guests. The building also offers full-time concierge service for your peace of mind. Located just steps away from the Bow River Pathway, Prince's Island Park, Sien Lok Park, and numerous restaurants, this condo is perfect for investors or young professionals seeking a vibrant urban lifestyle. Don't miss this incredible opportunity to own a piece of luxury in the heart of the city!**

Inclusions: **N/A**
 Property Listed By: **RE/MAX Landan Real Estate**

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