



THE
A-TEAM

**RE/MAX
FIRST**

118 WATERFRONT Court #804, Calgary T2P 1K8

MLS®#: **A2159002** Area: **Chinatown** Listing Date: **08/21/24** List Price: **\$655,000**
 Status: **Active** 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: **834**
 Low Sqft:
 Ttl Sqft: **834**

DOM

28
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Assigned,Heated Garage,Secured,Side By Side,Underground

Utilities and Features

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

Construction: **Concrete,Manufactured Floor Joist,Metal Frame,Post & Beam,Silent Floor Joists,Stucco**
 Flooring: **Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **None**

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Elevator,Granite Counters,No Animal Home,No Smoking Home,Open Floorplan,Soaking Tub**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`6" x 16`0"	Dining Room	Main	13`5" x 6`0"
Kitchen	Main	13`5" x 7`3"	Den	Main	5`7" x 6`2"
Bedroom - Primary	Main	9`0" x 13`5"	Bedroom	Main	8`9" x 11`11"
3pc Ensuite bath	Main	9`1" x 4`11"	4pc Bathroom	Main	8`10" x 5`3"

Legal/Tax/Financial

Condo Fee:
\$621

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **1811668**

Remarks

Pub Rmks: **SUB-PENTHOUSE | 2 UNDERGROUND SIDE BY SIDE PARKING STALLS | 2 MINS WALK TO PRINCE ISLAND PARK | UNOBSTRUCTED RIVER & DOWNTOWN VIEWS | PRIMARY BEDROOM ACCESS TO BALCONY | Welcome to WATERFRONT Parkside. This 2 BEDROOMS+DEN sub-penthouse features an open concept floor plan throughout kitchen, living room, and dining area. The EAST FACING floor to ceiling windows provide abundance of natural lights. The ULTRA MODERN kitchen is equipped with pristine white cabinetry, quartz countertops, and built-in FULGOR & BLOMBERG stainless-steel appliances. Enjoy a summer BBQ with spectacular views from the balcony and soak up the sunshine. AMAZING AMENITIES include on-site concierge, security personnel, fitness centre, hot tub, steam room, owners' lounge, and even a car wash bay. Steps away from BOW RIVER with bike & walking paths, and the Prince's Island Park is yours to discover. Shops, restaurants and boutiques are just around the corner and its a short walk to the downtown office towers & +15 walkway system. Book a showing today before it is gone!!**

Inclusions: **2 House Keys, 2 FOBs, BBQ Gas Line, Built-In Microwave**

Property Listed By: **Real Broker**

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









