



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**108 WATERFRONT Court #1404, Calgary T2P1K7**

MLS® #: **A2189920**

Area: **Chinatown**

Listing Date: **01/27/25**

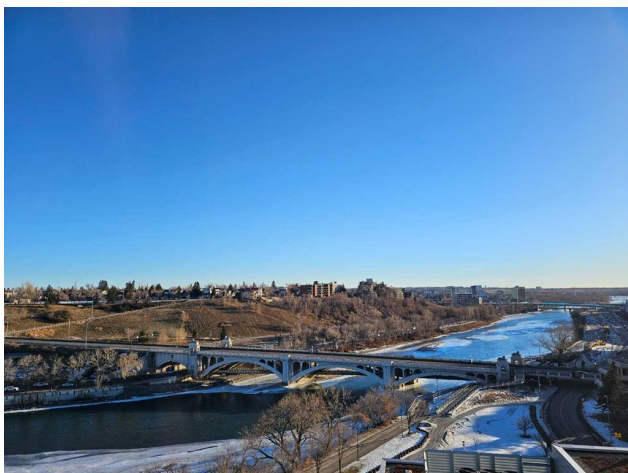
List Price: **\$750,000**

Status: **Active**

County: **Calgary**

Change: **+\$15k, 27-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2018**

Finished Floor Area

Abv Sqft: **967**  
Low Sqft:  
Ttl Sqft: **967**

DOM

**3**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Parkade, Underground**

Utilities and Features

Roof: **Rubber**  
Heating: **Baseboard, Forced Air**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer**  
Int Feat: **Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recreation Facilities, Sauna, Soaking Tub, Walk-In Closet(s)**  
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>14`4" x 8`6"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`3" x 9`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`8" x 10`4"</b>	<b>Foyer</b>	<b>Main</b>	<b>8`1" x 5`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`3" x 9`8"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`10" x 9`6"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`5" x 4`11"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	<b>8`6" x 8`3"</b>
<b>Balcony</b>	<b>Main</b>	<b>13`0" x 6`0"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$769**

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

Zoning:  
**DC**

Legal Desc: **1811659**

Remarks

Pub Rmks: **BRIGHT, BEAUTIFUL AND BRAGGING stunning unobstructed (and protected) views to the North and East including the changing scenery of the Bow River, Centre Street Lion's Bridge and North Hill. This fabulous corner unit offers floor to ceiling windows showcasing these views and filling the home with an abundance of warmth and natural light throughout the day. The understated finishing with a West Coast contemporary vibe creates a relaxed elegance with its high ceilings, warm wood cabinets, sleek countertops and white walls. The 2 bedrooms strategically spaced on opposite ends of the suite allow for maximum privacy while the efficient open plan layout makes this the perfect downtown home for the busy professional wanting a connected lifestyle. The generous sized balcony is an extension of the living space and is perfect for entertaining and enjoying beautiful summer evenings while taking in the gorgeous river views. A serene start to the day by enjoying a cup of coffee or tea or meditation. Siding onto Sien-Loc Park, the location is ideally situated steps away from the river pathway, Prince Island Park, Eau Claire, Chinatown and the C-Train station. Additionally, the complex offers resort-like amenities such as a Guest Suite, F/T Concierge Service, Fully equipped Fitness Room, Steam Room ,Hot Tub, Meeting Room , Bike Storage Room. This building has it all. Book your appointment today! Photos have been virtually staged.**

Inclusions: **None**  
Property Listed By: **Charles**

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

