



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**108 WATERFRONT Court #1606, Calgary T2P 1K7**

MLS®#: **A2191427**

Area: **Chinatown**

Listing Date: **01/31/25**

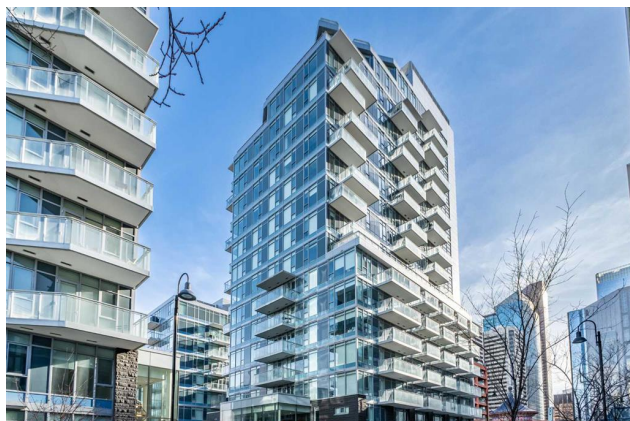
List Price: **\$399,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **558**  
Low Sqft:  
Ttl Sqft: **558**

DOM

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Assigned,Electric Gate,Garage Door Opener,Heated Garage,Parkade,Underground**

Utilities and Features

Roof:  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home,Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>8`4" x 8`6"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`0" x 8`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`0" x 8`11"</b>	<b>Laundry</b>	<b>Main</b>	<b>3`8" x 3`1"</b>
<b>Den</b>	<b>Main</b>	<b>7`11" x 6`4"</b>	<b>Balcony</b>	<b>Main</b>	<b>13`4" x 6`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`4" x 9`0"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`11" x 4`11"</b>

Legal/Tax/Financial

Condo Fee:  
**\$469**

Title:  
**Fee Simple**

Zoning:  
**DC**

Fee Freq:  
**Monthly**

Legal Desc: **1811659**

Remarks

Pub Rmks: **Discover this exceptional 1 Bedroom + Den corner unit in the highly desirable Waterfront residences, offering 558 sq. ft. of thoughtfully designed living space. Open-concept layout, this home is bathed in natural light through floor-to-ceiling windows that frame an unobstructed view of Centre Bridge and the city's east horizon view and south skyline. The sleek white kitchen features a gas cooktop, built-in oven, microwave, quartz countertops with a raised eating bar, and extended cabinetry, seamlessly flowing into the dining area. The bright and airy living room extends onto a full-width balcony, perfect for enjoying the spectacular views. The primary bedroom offers a large window with stunning cityscapes and direct access to a 4-piece bath with a cheater door. The unit also includes a versatile den—ideal for a home office or extra storage, in-suite laundry, air conditioning, underground parking, and an assigned storage unit. Enjoy resort-style amenities, including a fitness center, hot tub, sauna, party/meeting rooms, bicycle storage, visitor parking, and a complimentary car wash. Just two blocks from the Downtown Core, you're steps from the river pathways, Prince's Island Park, Eau Claire Market, Chinatown, and the C-Train. Experience unparalleled urban living with breathtaking views—this opportunity won't last long! Schedule your private viewing today!**

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

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

