

# \$595,000 - 1103, 108 Waterfront Court Sw, Calgary

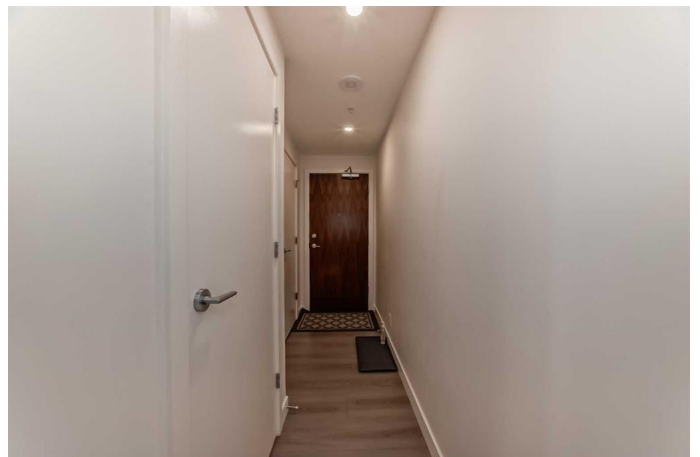
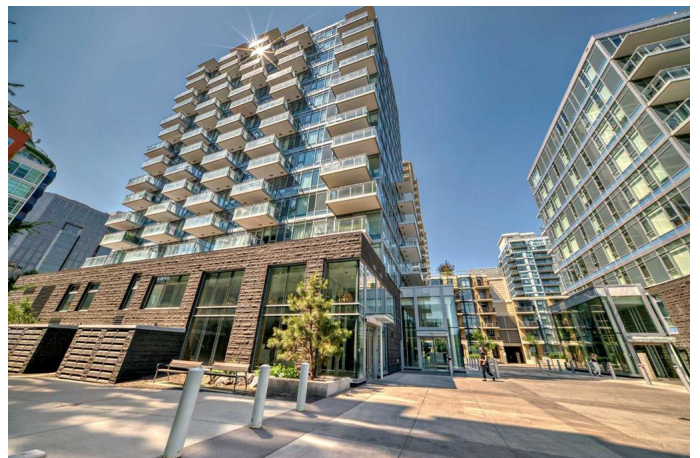
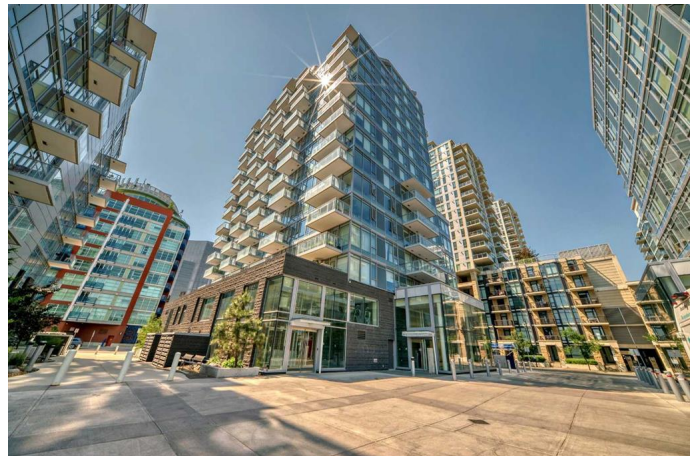
MLS® #A2208194

**\$595,000**

2 Bedroom, 2.00 Bathroom, 865 sqft  
Residential on 0.00 Acres

Chinatown, Calgary, Alberta

Welcome to Waterfront Parkside - your concrete oasis right beside the Bow River. This stunning 2-bedroom, 2-bathroom corner unit offers 865 sqft of thoughtfully designed living space with northwest exposure. The floor-to-ceiling windows flood the space with natural light without being blinded by direct sun rays. Enjoy sweeping city and park views from this elevated home that perfectly balances urban sophistication & natural serenity. The spacious open-concept layout is ideal for both relaxing and entertaining, while the modern kitchen boasts sleek cabinetry, aesthetic built-in appliances, and a gas cooktop that will delight any home chef. What a wonderful home for young professionals that enjoy a fast-paced downtown life as well as peaceful walks by the river! This may also be a turnkey investment opportunity for any novice investor. The development is conveniently located close to main arteries in & out of downtown, such as Memorial Drive (5th Ave), 4th Ave, Centre Street, and many options to reroute. Waterfront Parkside provides unmatched comfort & convenience with a well-equipped fitness room, hot tub, versatile residents' lounge, and 24-hour concierge/security personnel. The original owners have been blessed with back-to-back rockstar tenants over the years. They have not had any vacancies since the building was completed. The unit has been beautifully maintained and refreshed with a top to bottom professional clean. Don't take my word for it -



come check out this urban oasis yourself!

Built in 2019

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2208194          |
| Price          | \$595,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 865               |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 1103, 108 Waterfront Court Sw |
| Subdivision | Chinatown                     |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2P1K7                        |

### Amenities

|                |                                                                                                              |
|----------------|--------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Parking, Party Room, Snow Removal, Spa/Hot Tub, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                                            |
| Parking        | Assigned, Enclosed, Garage Door Opener, Heated Garage, Insulated, Parkade, Underground, Secured              |

### Interior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage                                                       |
| Appliances        | Built-In Oven, Built-In Refrigerator, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Washer/Dryer Stacked, Window Coverings |

|              |             |
|--------------|-------------|
| Heating      | Forced Air  |
| Cooling      | Central Air |
| # of Stories | 18          |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Balcony, Lighting                                             |
| Roof              | Asphalt Shingle, Concrete, Rubber                             |
| Construction      | Concrete, Metal Siding, Mixed, Stone, Aluminum Siding, Veneer |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 7               |
| Zoning         | DC              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.