

804, 118 Waterfront Court SW  
Calgary, Alberta

MLS # A2159002



**\$649,000**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Chinatown   |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                          |               |                  |
| <b>Style:</b>    | High-Rise (5+)  |               |                  |
| <b>Size:</b>     | 835 sq.ft.  | <b>Age:</b>   | 2019 (5 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Assigned, Heated Garage, Secured, Side By Side, Underground |               |                  |
| <b>Lot Size:</b> | -   |               |                  |
| <b>Lot Feat:</b> | -   |               |                  |

|                    |  |                   |                 |
|--------------------|--|-------------------|-----------------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Tile, Vinyl Plank  | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | None   | <b>Condo Fee:</b> | \$ 621          |
| <b>Basement:</b>   | None   | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Concrete, Manufactured Floor Joist, Metal Frame, Post & Beam, Silent Floor Joists, Stucco                                  | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | None   | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Elevator, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub |                   |                 |

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

**\*PRICE IMPROVEMENT\* 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!!**