



GRASSROOTS
REALTY GROUP

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101, 108 2 Street SW
Calgary, Alberta

MLS # A2305194



\$339,900

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	601 sq.ft.	Age:	2018 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Covered, Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 560
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Quartz Counters, Recreation Facilities, Separate Entrance, Storage		

Inclusions: Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Microwave, Refrigerator, Stove-Countertop Gas, Washer, Garburator, Window Coverings-All.

Location, location, location! Welcome to Parkside at Waterfront, ideally situated steps from Prince’s Island Park, the Bow River pathways, Eau Claire Market, and Calgary’s vibrant downtown core. This exquisite 1 bedroom + den condo offers stunning views of the downtown skyline and Bow River, creating an unforgettable first impression the moment you enter. West-facing floor-to-ceiling windows flood the space with natural light, highlighting the open-concept design, 9-foot ceilings, and elegant finishes throughout. The chef-inspired kitchen features a gas range and upgraded stainless steel appliances, flowing seamlessly into the bright living and dining area. The spacious primary bedroom is bright and inviting, complemented by a 4-piece ensuite bath. A versatile den provides the perfect space for a home office or guest area. The neutral colour palette offers timeless appeal to suit any décor style. Residents enjoy exceptional amenities including a fitness centre, luxury amenity lounge, guest suite, car wash bay, private concierge, and security. Secured underground parking and a storage locker are also included. Don’t miss this opportunity to own along the Bow River in one of Calgary’s premier urban communities!