



**1603, 108 Waterfront Court SW
Calgary, Alberta**

MLS # A2307825



\$1,260,000

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,255 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Oversized, Parkade, See Remarks, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,246
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: n/a

Riverfront luxury without compromise. This sub-penthouse at 1603, 108 Waterfront Court SW combines panoramic Bow River and river valley views with true livability: 2 bedrooms plus a proper den, 3 bathrooms, and a massive private patio that's larger than most backyards. Every detail has been elevated, from high-end appliances and executive finishes to the generous, functional floor plan designed for people who cook, entertain, and actually live in their home. Perched above the river in Calgary's vibrant Chinatown/Eau Claire area, this residence puts you steps from the Bow River pathway, Sien Lok Park, Eau Claire, and the downtown core. Restaurants, cafes, cultural spots, and specialty grocers are all a short walk away, creating a true "park on Friday, walk all weekend" lifestyle. Inside, floor-to-ceiling windows flood the open-concept living space with natural light and frame the river and park views, while the entertainer's kitchen showcases Wolf appliances, sleek cabinetry, and a layout that keeps you connected to your guests. Two generous bedrooms with ensuites and walk-in closets are supported by a comfortable den/office for WFH days, while a third half bath keeps guests out of the private areas. The showpiece, however, is the expansive private patio! A rare outdoor sanctuary in the heart of downtown, with room for full-size lounge furniture, dining, planters, and a true outdoor living and entertaining zone. The building delivers the full amenity package: concierge service, a modern fitness center, sauna, hot tub, residents' lounge/party room, secure underground parking (including car wash), and bike facilities. With two of the best, oversized parking stalls in the parkade and a storage space included, you get both convenience and peace of mind. This is the lock-and-leave, hotel-inspired

lifestyle sought by many looking for an elevated and effortless way to live. If you've been waiting for a downtown home that offers real space, true luxury, and an unbeatable riverfront location all in one, this sub-penthouse at Waterfront delivers! No compromises on size, quality, or location, just an exceptional urban home ready for its next owner.