



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**803, 108 Waterfront Court SW
Calgary, Alberta**

MLS # A2310001



\$499,900

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	858 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Central	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 837
Basement:	None	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Low Flow Plumbing Fixtures, Open Floorplan, Quartz Counters, Soaking Tub, Storage		
Inclusions:	N/A		

Rarely does condo living offer the feeling of a private urban retreat quite like this. Positioned on the northwest corner in Waterfront's sought-after Parkside building, this exceptional residence combines refined interior finishes with an expansive 458 sq. ft. terrace that acts as a true extension of the living space. Extra windows unique to the end-unit placement allow natural light to pour throughout the open-concept layout while partial Bow River valley views create a calm backdrop to everyday life. Designed with both entertaining and functionality in mind, the outdoor space features gas and water hookups, multiple seating areas, and ample room for dining, container gardening or relaxing under the skyline. Wide-plank flooring carries throughout the main living areas while the sleek kitchen blends contemporary design with premium craftsmanship, featuring quartz countertops, modern cabinetry, integrated lighting, a gas stove and a high-end appliance package including Miele, Fulgor and Blomberg appliances. An oversized island connects seamlessly with the dining and living areas, creating a layout that feels bright, open, and welcoming. Air conditioning keeps the home comfortable year-round while integrated LED lighting and a smart lock add further convenience. A thoughtfully separated bedroom configuration offers added privacy for guests, roommates or a home office setup. The primary suite connects to a spacious ensuite complete with dual sinks, extensive vanity storage, a large glass shower and a deep soaker tub. In-unit laundry, heated underground parking, an oversized storage locker, bicycle storage and access to a car wash bay further enhance day-to-day living. Residents of Parkside enjoy premium amenities including concierge service, a fitness centre, yoga and spin studio, hot tub, steam room, owner's lounge and guest suite for

visitors. Located steps from the Bow River pathway system, Prince's Island Park, Peace Bridge, cafés, restaurants, boutique shopping, Chinatown and the downtown core, this exceptional Eau Claire location offers a connected inner-city lifestyle surrounded by some of Calgary's best dining, entertainment, and outdoor spaces.