



GRASSROOTS
REALTY GROUP

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804, 118 Waterfront Court SW
Calgary, Alberta

MLS # A2326826



\$628,000

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	835 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Secured, Side By Side, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	None	Condo Fee:	\$ 796
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Metal Frame, Stone	Zoning:	DC (pre 1P2007)
Foundation:	None	Utilities:	-
Features:	Breakfast Bar, Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: 2 House Keys, 2 FOBS

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!!