



GRASSROOTS
REALTY GROUP

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**505, 108 Waterfront Court SW
Calgary, Alberta**

MLS # A2333197



\$449,900

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	721 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 715
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	High Ceilings, Open Floorplan, Quartz Counters		

Inclusions: Refrigerator (AS IS)

CORNER UNIT Along the Bow River with Expansive Corner Windows! Welcome to Waterfront, a well-established riverfront community in Calgary's Downtown core. This bright 2 Bedroom, 2 Bathroom condo offers 721 sq.ft. of living space with North and West-facing corner exposure, an oversized West-facing Balcony, and Heated Underground Parking. Just steps from the Bow River pathways, this home combines modern comfort, urban convenience, and a highly walkable lifestyle in one of Calgary's most vibrant inner-city locations. Step inside to a well-designed open-concept Living, Dining, and Kitchen area, where nearly 9-ft ceilings and large windows on two sides bring in natural light and frame surrounding urban views with partial Bow River views. The Living Room offers a comfortable space to relax or entertain, while the Dining area sits naturally beside the Kitchen for easy everyday living. The modern Kitchen features Quartz countertops, ample cabinetry, tile backsplash, gas cooktop, built-in oven, integrated built in Refrigerator, Stainless Steel dishwasher, microwave, and a sleek functional layout that maximizes both style and storage. A door off the main living area leads to the Balcony, extending the living space outdoors and offering a great spot to enjoy fresh air, evening light, city views, and the surrounding Downtown atmosphere. The Primary Bedroom is well positioned within the layout and features a large window, generous closet space, and a private 3-piece Ensuite with a modern vanity and glass-enclosed shower. The second Bedroom offers excellent flexibility for guests, a Home Office, or additional living space, while the 4-piece main Bathroom provides added convenience for residents and visitors. In-suite Laundry further enhances the functionality of the home. Waterfront offers an impressive amenity package, including Concierge service,

Fitness Centre, Yoga and Spin Studio, Hot Tub, Steam Room, Owner's Lounge, Guest Suite, Car Wash Bay, and Bicycle Storage—adding comfort, convenience, and a premium lifestyle experience. Steps from the Bow River pathway system, Sien Lok Park, and Prince's Island Park, this location is ideal for morning runs, river walks, and weekend picnics, while the restaurants, caf  s, and the Downtown core are just as close for everyday convenience. With transit access at your doorstep, this is one of Calgary's most connected and walkable inner-city locations. A fantastic opportunity to own a stylish Corner Unit with an oversized Balcony, underground parking, and riverfront convenience in Waterfront. Book your private showing today!