



GRASSROOTS
REALTY GROUP

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**710, 108 Waterfront Court
Calgary, Alberta**

MLS # A2334133



\$309,900

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	478 sq.ft.	Age:	2019 (7 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 470
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan		
Inclusions:	N/A		

Experience convenient downtown living at Waterfront! This well-appointed 1-bedroom, 1-bathroom condo offers a bright, comfortable and functional living space, making it an excellent choice for professionals, first-time buyers or investors. The modern kitchen features a built-in gas cooktop and integrated range hood, while the white oak-toned flooring enhances the open and inviting atmosphere throughout the unit. An assigned underground parking stall and a separate storage locker are also included. Residents enjoy premium building amenities, including a well-equipped fitness centre, concierge service, 24-hour security, visitor parking and a car wash bay. Ideally located just steps from the Bow River pathways, Prince's Island Park, Chinatown, restaurants, shopping and public transit, with convenient access in and out of the downtown core. Enjoy an urban lifestyle with recreation, dining and everyday conveniences all close at hand.