

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

**MLS # A2289668**



**\$699,888**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	857 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	\$ 837
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan, Quartz Counters		

**Inclusions:** n/a

URBAN BACKYARD Unit 803 offers a lifestyle rarely found in high-rise living: an expansive 458 sq. ft. private terrace that effectively increases living space by over 50%. This "backyard" in the heart of Eau Claire is equipped with both water and gas hookups—convenient for entertaining and urban gardening. THE RESIDENCE This northwest corner suite is presented in pristine condition with partial views of the Bow River Valley. The thoughtful floor plan features bedrooms at opposite ends of the unit for maximum privacy—ideal for guests or a quiet home office. The kitchen features a premium appliance package, including Miele, Fulgor, and Blomberg, accented by quartz counters. Strategic upgrades include integrated LED lighting and a smart lock. THIS BUILDING'S ADVANTAGE Located in Parkside 2B, this unit offers an exceptional level of convenience. Only steps from the Bow River pathways, it balances tranquillity with downtown living. Parkside 2B is the only building in the development where the premier amenities—concierge, gym, yoga/spin studio, hot tub, steam room, and party room—are accessible just an elevator ride away. A guest suite is available for visitors, while a heated underground parking stall, oversized storage locker, car wash bay, and bicycle storage room complete this executive-level offering.