

**1604, 108 Waterfront Court SW
Calgary, Alberta**

MLS # A2292300



\$369,000

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	494 sq.ft.	Age:	2019 (7 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 490
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

16TH FLOOR PENULTIMATE LUXURY | WATERFRONT PARKSIDE STRATEGIC ACQUISITION: PRICED BELOW ORIGINAL COST
Offered for the first time by the original owner, Unit 1604 is intentionally positioned at a price point below its original acquisition cost. For the value-driven buyer, this represents a rare opportunity to acquire immediate equity in a trophy asset on the penultimate (16th) floor. **UNRIVALLED & PROTECTED RIVER VIEWS** Why settle for lower floors? Floor-to-ceiling glass frames the absolute finest unobstructed panoramic views in the complex. Wake up to a permanent, serene gallery of the Bow River and Prince’s Island Park. Elevated far above the street, this high-floor residence offers a whisper-quiet sanctuary that mid-level units simply cannot replicate. **5-STAR RESORT LIFESTYLE** Managed to the highest international standards, residents enjoy exclusive access to elite 5-star amenities: • 24-Hour Concierge & Security (A rare downtown luxury) • High-Tech Fitness Centre & Yoga Studio • Private Cinema & Social Lounge • Integrated Sub-Zero & Wolf Appliances **PREMIER EAU CLAIRE LOCATION** Step outside to the Peace Bridge, top-tier dining, and the Bow River pathways. In a market where height and view are the ultimate assets, this 16th-floor jewel is the most compelling value proposition in the building today. Experience the prestige and undeniable value of the penultimate floor. Secure your sky-high sanctuary.