

**106, 118 Waterfront Court SW  
Calgary, Alberta**

**MLS # A2322083**



**\$359,000**

<b>Division:</b>	Chinatown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	492 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 490
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding , Stone	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Quartz Counters, Separate Entrance		

**Inclusions:** n/a

Rarely does a ground-level home offer this perfect blend of parkside tranquility and downtown energy. This immaculate 1-bedroom Southeast CORNER suite is a dream come true for pet owners and outdoor enthusiasts alike. Forget waiting around for elevators—walk straight out of your home and onto the Bow River Pathway system or into beautiful Sien Lok Park, both located right at your doorstep. Flooded with natural light from its premier corner positioning, the open-concept layout features high-end finishes, a gourmet kitchen with breakfast bar, a 4piece bath, and an seamless transition to the outdoors through the oversize balcony. Other features includes underground heated underground parking, A/C, storage and visitor parking. Situated in Calgary's highly sought-after Waterfront master-planned community, you are steps away from Prince's Island Park, diverse Chinatown dining, and the downtown core. Complete with top-tier building amenities (including a fitness center, party room, and concierge), this suite offers unmatched ease of living for you and your four-legged companion. Book your tour today!