



## 108 Waterfront Court Calgary Alberta

\$555,000

Welcome to Waterfront Parkside - your concrete oasis right beside the Bow River. This stunning 2-bedroom, 2-bathroom corner unit offers 865 sqft of thoughtfully designed living space with northwest exposure. The floor-to-ceiling windows flood the space with natural light without being blinded by direct sun rays. Enjoy sweeping city and park views from this elevated home that perfectly balances urban sophistication & natural serenity. The spacious open-concept layout is ideal for both relaxing and entertaining, while the modern kitchen boasts sleek cabinetry, aesthetic built-in appliances, and a gas cooktop that will delight any home chef. What a wonderful home for young professionals that enjoy a fast-paced downtown life as well as peaceful walks by the river! This may also be a turnkey investment opportunity for any novice investor. The development is conveniently located close to main arteries in & out of downtown, such as Memorial Drive (5th Ave), 4th Ave, Centre Street, and many options to reroute. Waterfront Parkside provides unmatched comfort & convenience with a well-equipped fitness room, hot tub, versatile residents' lounge, and 24-hour concierge/security personnel. The original owners have been blessed with back-to-back rockstar tenants over the years. They have not had any vacancies since the building was completed. The unit has been beautifully maintained and refreshed with a top to bottom professional clean. Don't take my word for it - come check out this urban oasis yourself! (id:6769)

Other 11.58 Ft x 3.00 Ft

Other 10.83 Ft x 9.50 Ft

Living room/Dining room 18.08 Ft x 10.92 Ft

Primary Bedroom 9.33 Ft x 10.75 Ft

5pc Bathroom 8.67 Ft x 7.92 Ft

Other 8.92 Ft x 4.92 Ft

Bedroom 10.00 Ft x 4.92 Ft

4pc Bathroom 8.58 Ft x 4.92 Ft

Laundry room 2.75 Ft x 2.92 Ft

Other 5.92 Ft x 16.00 Ft

Listing Presented By:



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