



**108 Waterfront Court SW # 507 Calgary, AB T2P 1K7**

<b>MLS®#:</b>	<a href="#">C4281994</a>	<b>Status:</b>	<b>Sold</b>	<b>SP:</b>	\$480,000.00
<b>City:</b>	Calgary	<b>Taxes:</b>		<b>Taxes:</b>	\$2,900.00/2019
<b>County:</b>	Calgary	<b>Lot Size:</b>		<b>Lot Size:</b>	SqFt
<b>Property Type:</b>	Residential	<b>Beds:</b>	2/2	<b>LP/SF:</b>	\$668.34
<b>Sub Prop:</b>	Apartment	<b>FB/HB:</b>	2/0	<b>DOM:</b>	20
<b>Style:</b>	Single Level Unit	<b>Ttl Rms:</b>	4	<b>Condo:</b>	Yes
<b>Subdivision:</b>	Chinatown	<b>SqFt:</b>	736	<b>Grg Size:</b>	
<b>Sewer:</b>		<b>Yr Blt:</b>	2019	<b>Levels:</b>	Single Level Unit
<b>Heating:</b>	Baseboard, Forced Air, Natural Gas	<b>Cooling:</b>		<b>Cooling:</b>	Central Air, Full
<b>Parking:</b>	Assigned, Indoor	<b>Total:</b>	1		



**108 Waterfront Court SW # 406 Calgary, AB T2P 1K7**

<b>MLS®#:</b>	<a href="#">A1108137</a>	<b>Status:</b>	<b>Active</b>	<b>LP:</b>	\$320,000.00
<b>City:</b>	Calgary	<b>Taxes:</b>		<b>Taxes:</b>	\$2,102.00/2020
<b>County:</b>	Calgary	<b>Lot Size:</b>		<b>Lot Size:</b>	SqFt
<b>Property Type:</b>	Residential	<b>Beds:</b>	1/1	<b>LP/SF:</b>	\$645.16
<b>Sub Prop:</b>	Apartment	<b>FB/HB:</b>	1/0	<b>DOM:</b>	45
<b>Style:</b>	Single Level Unit	<b>Ttl Rms:</b>	4	<b>Condo:</b>	Yes
<b>Subdivision:</b>	Chinatown	<b>SqFt:</b>	496	<b>Grg Size:</b>	
<b>Sewer:</b>		<b>Yr Blt:</b>	2019	<b>Levels:</b>	Single Level Unit
<b>Heating:</b>	Baseboard, Forced Air, Natural Gas	<b>Cooling:</b>		<b>Cooling:</b>	Central Air
<b>Parking:</b>	Assigned, Parkade, Garage Door Opener, Heated Garage, Underground	<b>Total:</b>	1		

Lily Chan

lily\_chan@live.ca

Ph:



## Residential

### Active



#### 108 Waterfront Court Sw #406

**Style:** Apartment, High-Rise (5+)  
**Subdivision:** Chinatown  
**Occupancy:** Owner  
**Possession:** Negotiable  
**Parking:** Assigned, Parkade, Garage Door Opener, Heated Garage, Underground

#### Calgary

**SqFt:** 496  
**Beds:** 1/1  
**Baths:** 1/0  
**Yr Built:** 2019

#### A1108137

**List Price:** \$320,000.00  
**Taxes:** \$2,102/2020  
**DOM:** 45  
**Lot Size:**

**Condo Fee:** \$354

**\*VIRTUAL TOUR & FLOOR PLANS AVAILABLE\*** Stunning luxury condo in WATERFRONT PARKSIDE, Eau Claire living is the best! Expansive floor-to-ceiling windows allow an abundance of natural light into the open concept living space. Upgrades throughout include wide-plank flooring, AC, in-suite laundry, and recessed lighting. Chef's kitchen complete with stainless steel appliance package, gas cooktop, sleek white cabinets with functional storage space, and quartz countertops. Enjoy a summer BBQ on the balcony and soak up the sunshine while overlooking the river. Luxury building with state of the art fitness room, lavish lobby, concierge, guest suite, steam room + hot tub, meeting room, bike storage, underground parking, and assigned storage locker. Amazing location steps to Prince's Island Park, river paths, restaurants, shopping, and downtown; welcome home!

<b>Avg SqM:</b>	<b>Avg DOM:</b> 45	<b>Avg List \$:</b> \$320,000
<b>Avg SqFt:</b> 496.00	<b>Active DOM:</b> 45	<b>Avg Sold \$:</b>

### Sold



#### 108 Waterfront Court Sw #507

**Style:** Single Level Unit  
**Subdivision:** Chinatown  
**Occupancy:** New; Never Occupied  
**Possession:**  
**Parking:** Assigned, Indoor

#### Calgary

**SqFt:** 736  
**Beds:** 2/2  
**Baths:** 2/0  
**Yr Built:** 2019

#### C4281994

**List Price:** \$491,900.00  
**Taxes:** \$2,900/2019  
**DOM:** 20  
**Lot Size:**

**Condo Fee:** \$450

Location Location Location! Be the first to live in this spectacular 2 bedroom 2 bathroom newly built condo along the banks of the Bow River and Prince's Island. Open concept layout with modern streamlined quality finishings throughout. The views are breathtaking. You will not find better value for under \$500,000. This building is packed with all the amenities you could ask for. Concierge, owners lounge, gym, steam rooms, hot tub, yoga studio and even a guest suite. One under ground parking stall and one storage locker is included. Do not miss this opportunity to own a piece of Waterfront.

**Sold Price:** \$480,000    **SP/SF:** 652.17    **Sold Date:** 02/06/2020

<b>Avg SqM:</b>	<b>Avg DOM:</b> 20	<b>Avg List \$:</b> \$491,900
<b>Avg SqFt:</b> 736.00	<b>Active DOM:</b> 20	<b>Avg Sold \$:</b> \$480,000

Information herein deemed reliable but not guaranteed. Measurements are as per RMS 7/3/2021 - 2:00 AM

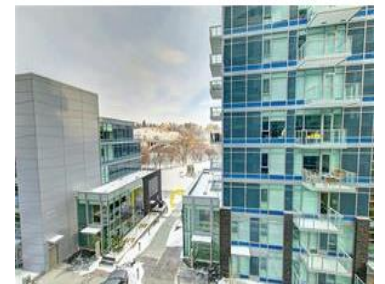
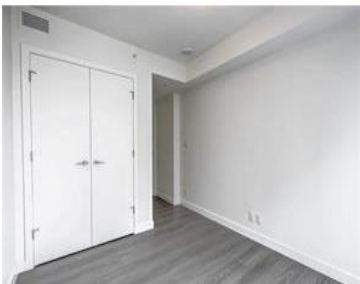
Lily Chan

lily\_chan@live.ca

Ph:



108 WATERFRONT COURT SW #507, CALGARY ALBERTA T2P 1K7





Lily Chan

lily\_chan@live.ca

Ph:



108 WATERFRONT COURT SW #406, CALGARY ALBERTA T2P 1K7

