

310, 108 Waterfront Court SW  
Calgary, Alberta

MLS # A2201954



**\$349,000**

<b>Division:</b>	Chinatown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	483 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Central, Forced Air

**Floors:** Laminate

**Roof:** -

**Basement:** -

**Exterior:** Concrete, Stone

**Foundation:** Poured Concrete

**Features:** Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 385

**LLD:** -

**Zoning:** DC

**Utilities:** -

**Inclusions:** None

Location, Location, Location! Great opportunity to live in the highly sought after prestigious Eau Claire by Prince's Island Park and the Bow River. Steps away are kilometers upon kilometers of riverside walking and bike paths. This delightful and cozy one bedroom downtown condo features a spacious professional-like gourmet style kitchen with all stainless steel appliances, gleaming spotless quartz countertops and gas cook top with built-in oven. The kitchen with the integrated sitting bar blends seamlessly with the open dining and spacious living room. From the living room, there is direct access to the extra large terrace/patio with another 145 square feet that's ideal for having one's own garden and patio parties. The full sized bedroom with his and her closets has direct walk through access to the well appointed 4-piece bathroom. The suite has the convenience of in-suit laundry. Included are underground secured parking, storage locker and bike room access. Within the same building there is the 24-hour security concierge, a fully equipped fitness center, a relaxing hot tub, sauna and a private owner's lounge. There's also visitor parking and guest suits for rent when guests come over. Eau Claire is close to downtown entertainment, fine restaurants and bars. Thriving Kensington is within walking distance. Great opportunity to make this one of a kind property yours.