

**609, 118 Waterfront Court SW**  
**Calgary, Alberta**
**MLS # A2208219**

**\$359,000**

<b>Division:</b>	Chinatown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	509 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 418
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Open Floorplan, Soaking Tub, Vinyl Windows		

**Inclusions:** N/A

Discover modern downtown living in this bright studio with one bedroom and one full bath in the highly sought-after Waterfront Parkside. This end-unit boasts floor-to-ceiling windows, flooding the space with natural light. The sleek kitchen features stylish cabinetry, quartz countertops, and stainless-steel appliances. Enjoy the convenience of in-suite laundry, underground parking and a storage locker. Located just steps from Bow River, Price's Island Parks, and over 15+ amenities, this home offers unparalleled walkability to restaurants, cafes, and shopping. Building perks include a fitness center, residents' lounge, and a whirlpool spa. Perfect for professionals, first-time buyers, or investors-don't miss out on this exceptional opportunity!