

# \$349,000 - 310, 108 Waterfront Court Sw, Calgary

MLS® #A2201954

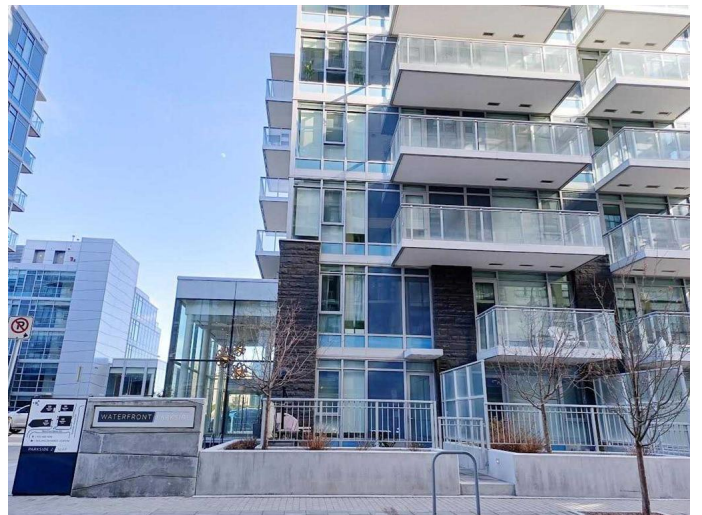
**\$349,000**

1 Bedroom, 1.00 Bathroom, 483 sqft  
Residential on 0.00 Acres

Chinatown, Calgary, Alberta

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-suite 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.

Built in 2019



## Essential Information

|                |                  |
|----------------|------------------|
| MLS® #         | A2201954         |
| Price          | \$349,000        |
| Bedrooms       | 1                |
| Bathrooms      | 1.00             |
| Full Baths     | 1                |
| Square Footage | 483              |
| Acres          | 0.00             |
| Year Built     | 2019             |
| Type           | Residential      |
| Sub-Type       | Apartment        |
| Style          | Multi Level Unit |
| Status         | Active           |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 310, 108 Waterfront Court Sw |
| Subdivision | Chinatown                    |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2P1K7                       |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Fitness Center, Park, Parking, Party Room, Playground, Spa/Hot Tub, Storage, Trash, Visitor Parking |
| Parking Spaces | 1  |
| Parking        | Assigned, Stall, Underground   |
| # of Garages   | 1  |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters                |
| Appliances        | Built-In Gas Range, Dishwasher, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Central, Forced Air  |
| Cooling           | Central Air  |
| # of Stories      | 18   |

## Exterior

Exterior Features Balcony, BBQ gas line

Construction Concrete, Stone

Foundation Poured Concrete

### **Additional Information**

Date Listed March 13th, 2025

Days on Market 1

Zoning DC

### **Listing Details**

Listing Office Diamond Realty & Associates LTD.

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