

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

MLS® #A2201954

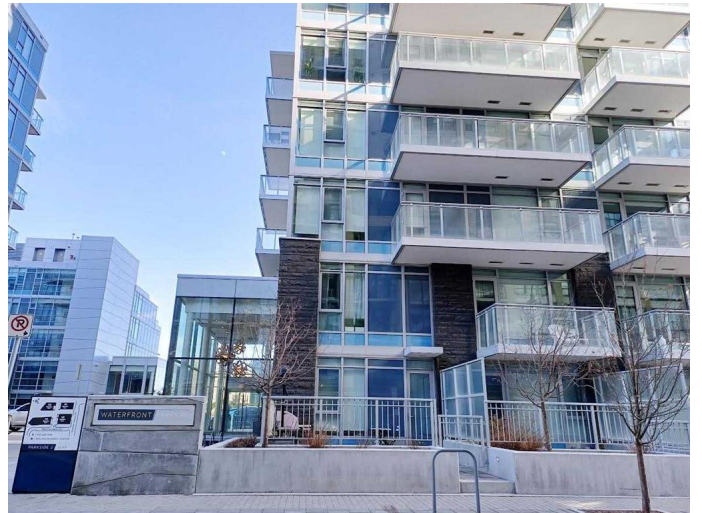
**\$349,000**

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	Single 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, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Oven-Built-In
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	30
Zoning	DC

### **Listing Details**

Listing Office	Diamond Realty & Associates LTD.
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.