

# \$335,000 - 807, 118 Waterfront Court Sw, Calgary

MLS® #A2208607

**\$335,000**

1 Bedroom, 1.00 Bathroom, 508 sqft

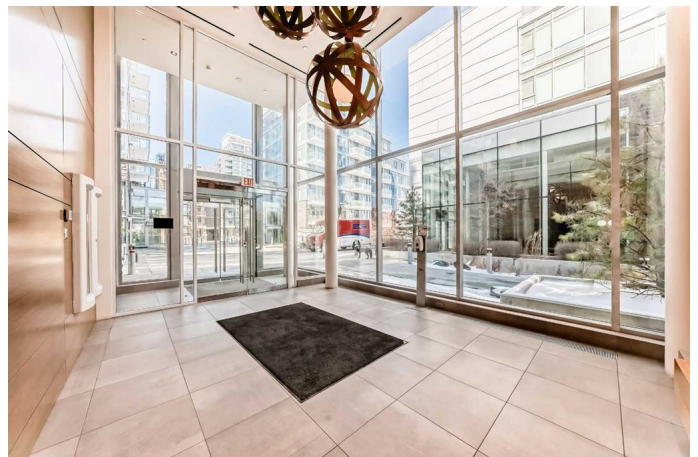
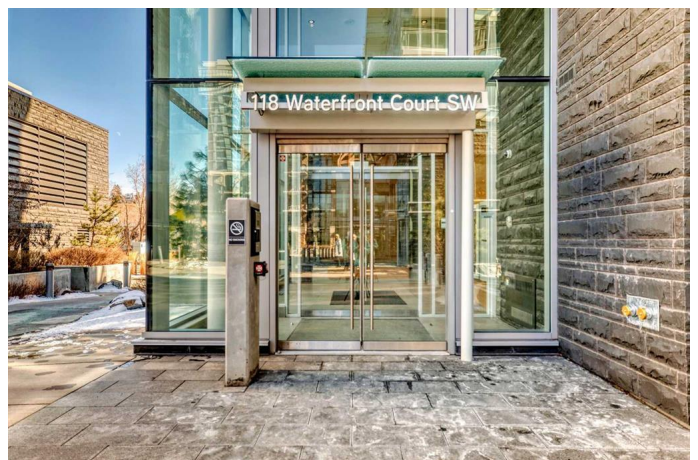
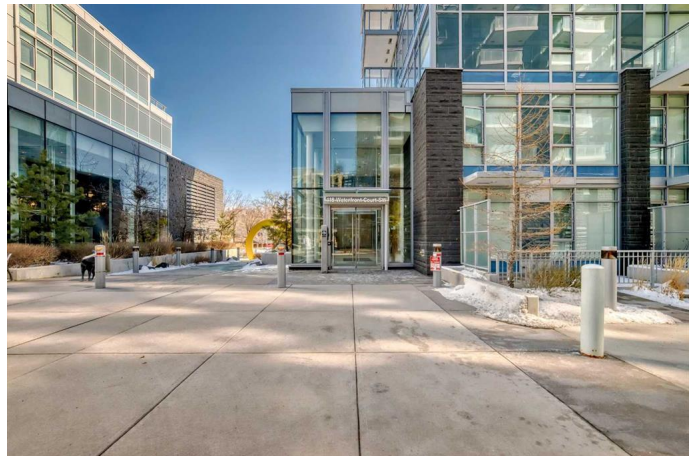
Residential on 0.00 Acres

Chinatown, Calgary, Alberta

Location, Location! Welcome to Waterfront, an exquisite complex situated right along the Bow River. This unit encompasses over 500 sq ft of lavish living space, featuring 1 bedroom and 1 full bath. As you enter, the main floor welcomes you with an abundance of natural light streaming in through the large south facing windows. Showcasing beautiful Vinyl Plank flooring throughout, the open concept layout flows seamlessly from the spacious living room into the kitchen and dining area. The modern kitchen is equipped with pristine white cabinetry, quartz countertops, and stainless-steel appliances. An in-unit laundry room is available for your convenience. This unit comes complete with a secure underground parking and storage space. Party room, fitness room, sauna at your convenience in the complex. Located in a trendy community with easy access to some of Calgary's finest shops and restaurants. Just steps away from the Bow River Paths, parks, playgrounds, schools, and public transportation, you will fall in love with all this community has to offer. Don't miss out on the opportunity to make this beautiful property your own! Book your private viewing today and experience the ultimate urban lifestyle in Calgary's most sought-after neighborhood.

Built in 2018

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2208607          |
| Price          | \$335,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 508               |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 807, 118 Waterfront Court Sw |
| Subdivision | Chinatown                    |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2P 1K8                      |

### Amenities

|                |                                                                                                           |
|----------------|-----------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Parking, Recreation Facilities, Bicycle Storage, Car Wash, Party Room, Sauna |
| Parking Spaces | 1                                                                                                         |
| Parking        | Assigned, Underground                                                                                     |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                       |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Washer, Built-In Gas Range, Oven-Built-In |
| Heating           | Forced Air                                                                            |
| Cooling           | Central Air                                                                           |
| # of Stories      | 9                                                                                     |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Balcony, Courtyard                   |
| Roof              | Green Roof, Membrane, Tar/Gravel     |
| Construction      | Concrete, Brick, Glass, Metal Siding |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 146             |
| Zoning         | DC              |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Stonemere Real Estate Solutions |
|----------------|---------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.