

607, 118 Waterfront Court SW  
Calgary, Alberta

MLS # A2254689



# \$446,000

|                  |                                                                          |               |                  |
|------------------|--------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Chinatown                                                                |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                                       |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit                                              |               |                  |
| <b>Size:</b>     | 676 sq.ft.                                                               | <b>Age:</b>   | 2019 (6 yrs old) |
| <b>Beds:</b>     | 1                                                                        | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Assigned, Garage Door Opener, Heated Garage, Secured, Stall, Underground |               |                  |
| <b>Lot Size:</b> | -                                                                        |               |                  |
| <b>Lot Feat:</b> | -                                                                        |               |                  |

|                    |                                                            |                   |                 |
|--------------------|------------------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Fan Coil                                                   | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Laminate, Tile                                             | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -                                                          | <b>Condo Fee:</b> | \$ 552          |
| <b>Basement:</b>   | -                                                          | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Brick, Concrete                                            | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                                                          | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Breakfast Bar, Elevator, Stone Counters, Walk-In Closet(s) |                   |                 |

**Inclusions:** None

Welcome to Parkside at Waterfront — a premier address along Calgary’s Riverwalk. This spacious 1-bedroom plus den corner suite at 607, 118 Waterfront Court SW offers a lifestyle defined by light, views, and convenience. Floor-to-ceiling windows wrap the southeast exposure, filling the home with natural light and framing unparalleled views of the Bow River, Centre Street Bridge, Sien Lok Park, and the Bow Tower. The thoughtful layout begins with a welcoming hallway that opens to the den — the perfect spot for a home office with a sunny south outlook. Beyond, the home unfolds into an open-concept kitchen, dining, and living area that comfortably accommodates a full dining set and a generous seating arrangement, ideal for both relaxing and entertaining. The primary bedroom easily fits a king-sized bed and features a large walk-in closet with direct access to the elegant four-piece bath. Developed by Anthem Properties, Parkside is one of the newer phases in the sought-after Waterfront community in Chinatown. Residents enjoy a location steps from Calgary’s Riverwalk, with quick access to cafes, restaurants, shopping, and the best of downtown living. Schedule a viewing to discover why this home is one of Parkside’s standouts..