806 118 Waterfront Court SW

Calgary | Active | MLS® A2328873

$309,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2019**	**495.3 sq. ft.**

Your next move starts with a conversation.

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Listed by MaxWell Capital Realty

A closer look

Welcome to WATERFRONT - one of Calgary's most sought-after riverside addresses, perfectly positioned in vibrant CHINATOWN along the BOW RIVER. This stylish 1 BEDROOM, 1 BATHROOM condo on the 8TH FLOOR offers 495 SQ FT of thoughtfully designed living space, flooded with natural light through expansive SOUTH-FACING FLOOR-TO-CEILING WINDOWS that showcase stunning views of Calgary's DOWNTOWN SKYLINE. Step inside to a bright, OPEN-CONCEPT LAYOUT featuring WIDE-PLANK LAMINATE FLOORING and a sleek modern aesthetic throughout. The CHEF-INSPIRED KITCHEN is a showstopper, boasting INTEGRATED CABINETRY, QUARTZ COUNTERTOPS, a FULL-HEIGHT MARBLE BACKSPLASH, GAS COOKTOP, BUILT-IN WALL OVEN, and PREMIUM STAINLESS STEEL APPLIANCES. The adjacent LIVING and DINING area flows seamlessly, creating the perfect space to relax or entertain while soaking in the city views. The generously sized BEDROOM offers a peaceful retreat with abundant natural light, while the SPA-INSPIRED 4-PIECE BATHROOM features a MARBLE VANITY, DEEP SOAKER TUB, and modern fixtures. Added conveniences include IN-SUITE LAUNDRY, ample closet space in the entry, a TITLED UNDERGROUND PARKING STALL, and a SEPARATE STORAGE LOCKER. Residents of Waterfront enjoy access to an incredible suite of BUILDING AMENITIES, including a fully equipped FITNESS CENTRE, SAUNA, PARTY/ENTERTAINMENT ROOM, BICYCLE STORAGE, CAR WASH BAY, VISITOR PARKING, and TWO ELEVATORS for effortless access. The LOCATION simply cannot be beat. Step outside your door and immerse yourself in the culture, cuisine, and character of historic CHINATOWN, with authentic restaurants, cafés, and shops just moments away. Enjoy morning strolls or evening bike rides along the BOW RIVER PATHWAY SYSTEM, cross the bridge to PRINCE'S ISLAND PARK for green space and festivals, or wander into DOWNTOWN to access the +15 NETWORK, C-TRAIN, EAU CLAIRE MARKET, STEPHEN AVENUE, and Calgary's finest dining and entertainment. SUNNYSIDE, KENSINGTON, and RIVERFRONT AVENUE's parks and restaurants are all within walking distance. This is URBAN LIVING at its finest - a rare opportunity to own in one of Calgary's premier CONCRETE HIGH-RISES with a walkable, riverside lifestyle right at your doorstep. Whether you're a FIRST-TIME BUYER, DOWNSIZER, or SAVVY INVESTOR, this MOVE-IN READY suite delivers style, convenience, and unbeatable location. Book your PRIVATE TOUR TODAY!!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2328873
Bedrooms	1
Bathrooms	1
Year Built	2019
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo

Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	495.3 sq. ft.
Main Level Finished Area:	495.3 sq. ft.
Condo Fee:	$490.04
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Security, Sewer, Snow Removal, Trash, Water
Acreage:	No
Front Exposure:	West
Unit Exposure:	South
Floor Location:	Other
Entry Level:	8
Stories Total:	9
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2019 (Age: 7)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0

Plan:	1811668
Heating:	Central
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Metal Siding, Stone
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Laminate
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Assigned, Parkade, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Chinatown
Amenities:	Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Party Room, Sauna, Snow Removal, Trash, Visitor Parking
Appliances:	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed, Short Term Rentals Not Allowed
Pets Allowed:	Restrictions, Yes

Main Floor	Bedroom · 9'7" × 8'1" ·
Main Floor	Dining Room · 8'5" × 6'1" ·
Main Floor	Kitchen · 13'11" × 5'2" ·
Main Floor	Living Room · 13'8" × 11'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub
Exterior Features:	Storage
Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Jul 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/806-118-waterfront-court-sw-calgary-a2328873/

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