



THE
A-TEAM

**RE/MAX
FIRST**

51 WATERFRONT Mews #401, Calgary T2P 5K1

MLS® #: **A2118322**

Area: **Chinatown**

Listing Date: **04/05/24**

List Price: **\$938,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2015**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,154**
Low Sqft:
Ttl Sqft: **1,154**

DOM

44

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **3**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Assigned,Enclosed,Heated Garage,Parkade,Secured,Stall,Underground

Utilities and Features

Roof:
Heating: **Fan Coil,Forced Air**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Concrete**
Flooring: **Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Cooktop,Oven,Range Hood,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Closet Organizers,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Recreation Facilities,Storage,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	8`10" x 4`11"
4pc Bathroom	Main	9`1" x 4`11"
Kitchen	Main	10`8" x 8`8"
Laundry	Main	6`6" x 4`8"
Walk-In Closet	Main	5`8" x 4`8"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	12`11" x 10`1"
Living Room	Main	16`6" x 15`1"
Dining Room	Main	10`6" x 10`8"
Bedroom - Primary	Main	17`0" x 10`7"
5pc Ensuite bath	Main	10`1" x 9`4"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$1,068

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc:

1512556

Remarks

Pub Rmks:

One of the best open plan penthouse units in Outlook at Waterfront. Bright and spacious, 2 bedrooms/2 full bathrooms corner unit with an over 870 sq ft large private roof top terrace with hookups ready for BBQ, Gas Heater & future Hot Tub , 2 storage lockers located P2 level in Room P214 with #39 & #40 and plus 3 side by side underground parking stalls on P2 level with #132, #133, & #134. Featuring 9" ceilings and floor to ceiling windows facing north and west, this unit is flooded with light. With the open kitchen, built-in stainless steel appliances, large island, spacious living and dining areas, this unit is perfect for indoor and outdoor entertaining. Exceptionally designed, the master suite has abundant closet space, and a 5 piece ensuite. The second bedroom or guest suite, and bathroom are situated away from the master, for maximum privacy. A rare offering in the heart of Downtown Calgary and easy walk to beautiful Prince's Island Park and trendy Kensington area where you can do shoppings and enjoy nice meals in many amazing restaurants and cafés. Please book your private tour to view this lovely property.

Inclusions:

None

Property Listed By:

CIR Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









