



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**51 WATERFRONT Mews #409, Calgary T2P 0X3**

MLS® #: **A2173817**

Area: **Chinatown**

Listing Date: **10/18/24**

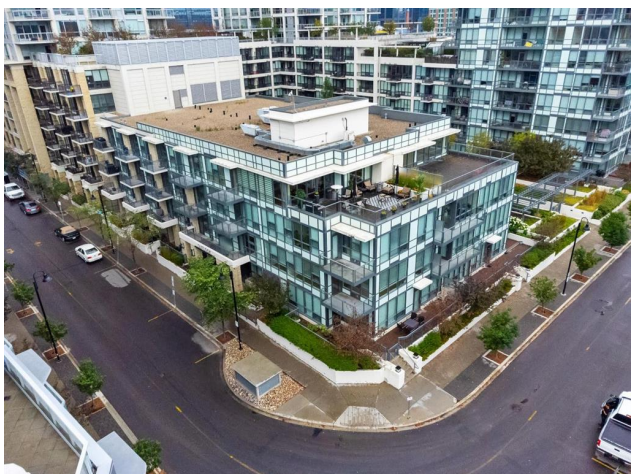
List Price: **\$309,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 06-Nov**

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: **487**  
Low Sqft:  
Ttl Sqft: **487**

DOM

**64**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Heated Garage,Stall,Underground**

Utilities and Features

Roof:  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Concrete,Stone**  
Flooring: **Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Gas Cooktop,Microwave,Range Hood,Washer/Dryer Stacked**  
Int Feat: **High Ceilings,Open Floorplan**  
Utilities:

Room Information

Room  
**4pc Bathroom**  
**Dining Room**  
**Living Room**

Level  
**Main**  
**Main**  
**Main**

Dimensions  
**7`11" x 7`10"**  
**14`0" x 8`1"**  
**8`9" x 9`7"**

Room  
**Bedroom**  
**Kitchen**

Level  
**Main**  
**Main**

Dimensions  
**8`3" x 10`1"**  
**5`4" x 9`7"**

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$471

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 1512556

Remarks

Pub Rmks: **Welcome to your new home at the highly sought-after Outlook at Waterfront building, where urban living meets modern convenience. This exquisite one-bedroom top floor studio condo offers an unparalleled lifestyle, just steps away from picturesque river paths, a vibrant selection of restaurants, boutique shopping, and the serene Prince's Island Park. As you enter this charming suite, you will be greeted by an open floor plan that maximizes space and natural light. The laminate flooring flows seamlessly throughout, complemented by high-end appliances that make both cooking and entertaining a delight. Enjoy breathtaking views of the city from the comfort of your living area, creating a perfect backdrop for relaxation. The generously sized bedroom provides a peaceful retreat, while the well-appointed four-piece bathroom features in-suite laundry for added convenience. This unit also includes a secure underground parking spot and one of the largest storage lockers in the complex, ensuring you have ample space for all your belongings. Residents of the Outlook at Waterfront enjoy a wealth of amenities designed to enhance their lifestyle. Stay active in the full gym, unwind in the hot tub, or socialize in the common room equipped with a pool table. Additional conveniences include bike storage, a guest suite for visitors, a car wash station, and 24-hour concierge and security services, along with visitor parking for your guests. Don't miss this opportunity to own a piece of luxury today. You won't be disappointed.**

Inclusions: **Built-in refrigerator, Built in oven, Microwave, Gas Cooktop, Washer Dryer stacked, Range Hood**

Property Listed By: **RE/MAX Landan Real Estate**

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

