



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**51 WATERFRONT Mews #304, Calgary T2P 0X3**

MLS®#: **A2177147**

Area: **Chinatown**

Listing Date: **11/05/24**

List Price: **\$269,900**

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: **378**  
Low Sqft:  
Ttl Sqft: **378**

DOM

**88**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Underground**

Utilities and Features

Roof:  
Heating: **Central,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Entrance</b>	<b>Main</b>	<b>5'0" x 5'2"</b>	<b>Kitchen</b>	<b>Main</b>	<b>5'1" x 11'6"</b>
<b>Living Room</b>	<b>Main</b>	<b>9'8" x 9'11"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10'5" x 8'8"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>1'11" x 7'11"</b>	<b>Laundry</b>	<b>Main</b>	<b>2'6" x 2'7"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>4'11" x 7'10"</b>	<b>Balcony</b>	<b>Main</b>	<b>5'7" x 9'11"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$356

Fee Simple  
Fee Freq:  
Monthly

DC

Legal Desc: 1512556

Remarks

Pub Rmks: **Good starter home or investment property, welcome to this very well kept apartment unit in the heart of downtown. Walking distance to Prince's Island Park, Bow River, restaurants, public transits, and shopping. It features laminated flooring throughout and tiles in the bathroom, quartz counter tops, high end stainless appliances, and gas cook top, good size balcony with beautiful view of the Bow River and BBQ gas hood up, and in suite laundry. It has underground parking stall and storage locker. This building has 24 hours concierge/security, large gym area, hot tub, pool table, guest suite, and also underground visitor parking. It closes to park, playground, restaurants, shopping, and easy access to major roads. \*\* 304 51 Waterfront Mews SW \*\***

Inclusions: N/A  
Property Listed By: Century 21 Bravo Realty

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









