

## 304, 51 Waterfront Mews SW Calgary, Alberta

**MLS # A2247254**

**\$254,900**



|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Chinatown                          |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 378 sq.ft.                         | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                 |                   |        |
|--------------------|---------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                      | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate, Tile                  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                               | <b>Condo Fee:</b> | \$ 370 |
| <b>Basement:</b>   | -                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete                        | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Open Floorplan, Quartz Counters |                   |        |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

First-Time Buyers & Smart Investors &mdash; Take Notice! If you're looking to break into the real estate market or expand your portfolio, this affordable studio suite offers unbeatable value and cash flow potential. With ownership costs lower than average rent, you could start building equity while saving money &mdash; or as a landlord to see if this one could generating positive monthly returns.

Steps from the Bow River, Prince's Island Park, and the city's iconic river pathways. Nestled in the vibrant Waterfront community, minutes from downtown. Enjoy stylish city living at the most competitive price on the market. Ideal for professionals, students, or investors seeking a blend of affordability, convenience, and urban flair. Full fitness center: gym, steam room, hot tub. Private movie theatre, workspaces, and cozy gathering lounges. Underground parking, secure storage, car wash, and community gardens. Sleek and modern with laminate flooring throughout. Designer kitchen: quartz countertops, stainless appliances, gas cooktop. In-suite laundry and a balcony with east-facing RIVER views &mdash; perfect for summer BBQs. Upcoming. Eau Claire Athletic Club replacing the former YMCA , Fully redesigned Eau Claire Plaza with an urban beach, event spaces, and lush green areas. New shopping, dining, and the proposed Green Line LRT station. Adjacent Chinatown area undergoing a cultural and architectural renaissance and easy access to major roads