

**311, 51 Waterfront Mews SW  
Calgary, Alberta**

**MLS # A2178227**



## \$299,900

<b>Division:</b>	Chinatown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	508 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Low Maintenance Landscape, Landscaped		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 471
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Stone Counters		

**Inclusions:** N/A

AMAZING DOWNTOWN LOCATION. You will appreciate the REFINED ELEGANCE of the OUTLOOK at WATERFRONT. This 1 bed, 1 bath unit is located steps to Bow River and pathways, and all that Downtown living has to offer, restaurants, shops, Prince's Island Park, and minutes from Kensington area. The suite includes laminate flooring throughout with high end interior finishing, brand name appliances, in-suite laundry, open plan kitchen living and dining rooms. Kitchen features gas cook top, STAINLESS built-in oven and dishwasher, and integrated refrigerator. Fall in love with the COURTYARD VIEWS, while enjoying a morning coffee, or end of day cocktail. Enjoy all the amenities WATERFRONT has to offer, including full gym, hot tub, common room with pool table and kitchen/bar, bike storage, guest suite, car wash, 24 hr. concierge/security, and visitor parking. Also included are 1 underground parking stall, and 1 storage locker. Book showings today!