



**47 Waterfront Mews SW
Calgary, Alberta**

MLS # A2315867

\$615,000



Division:	Chinatown		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,174 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Off Street, Parkade, Underground		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,155
Basement:	None	LLD:	-
Exterior:	Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Quartz Counters		

Inclusions: NA

Welcome to luxury living in the prestigious Waterfront development in Eau Claire. This rare two storey townhome with its own PRIVATE ENTRANCE, offers the perfect blend of condo convenience/amenities and private-home feel with over 1,100 sq. ft. of thoughtfully designed living space. The main level features brand-new flooring, fresh paint, a spacious living room, dedicated dining area, stylish kitchen with island and quality appliances, plus a convenient powder room. Upstairs, you’ll find two generous bedrooms, two full bathrooms, including a beautiful five-piece ensuite, and a large walk-in closet in the primary retreat- the private balcony off the bedroom is a lovely bonus! Enjoy the comfort of two heated underground parking stalls in a prime location, along with access to exceptional building amenities including a fully equipped fitness centre, hot tub, theatre room, owners’ lounge, courtyard, guest parking, and more. Located just steps from Calgary’s iconic RiverWalk pathways, the Bow River, Prince’s Island Park, restaurants, shopping, and downtown amenities, this is an incredible opportunity to enjoy one of Calgary’s most desirable urban lifestyles in a well-managed, sought-after building.