

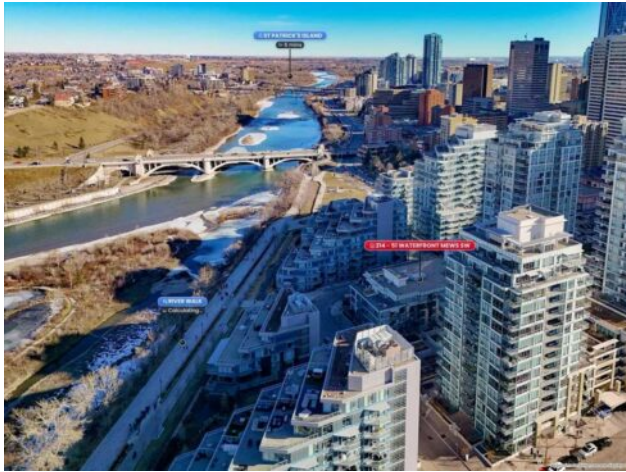


GRASSROOTS
REALTY GROUP

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214, 51 Waterfront Mews SW
Calgary, Alberta

MLS # A2335790



\$324,900

Division:	Chinatown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	601 sq.ft.	Age:	2015 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 594
Basement:	None	LLD:	-
Exterior:	Concrete, Stone	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: NA

Experience refined urban living in this stylish riverfront residence offering approximately 601 sqft of thoughtfully designed living space in one of Calgary's most desirable waterfront communities. This elegant 1-bedroom, 1-bathroom condo features a bright open-concept layout where the contemporary kitchen flows seamlessly into the inviting living area, creating an ideal space for both relaxing and entertaining. The spacious bedroom provides a comfortable retreat, while the well-appointed 4-piece bathroom and convenient in-suite laundry add everyday practicality. Step outside to your private balcony to enjoy fresh air and the vibrant urban surroundings. This exceptional home also includes underground heated parking and assigned storage, offering comfort and convenience year-round. Residents enjoy premium building amenities including a fitness center, hot tub, and party room, all while being just steps from scenic river pathways, parks, restaurants, cafes, and downtown amenities - perfectly blending luxury, lifestyle, and location.