



**110, 51 Waterfront Mews SW
Calgary, Alberta**

MLS # A2300672



\$309,000

Division:	Chinatown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	507 sq.ft.	Age:	2015 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 504
Basement:	-	LLD:	-
Exterior:	Concrete, Stone	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Elevator, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to #110, 51 Waterfront Mews SW—an exceptional investment opportunity in one of Calgary’s most sought-after downtown riverfront communities. Ideally positioned steps from the Bow River pathways, Prince’s Island Park, Eau Claire, and the downtown core, this location consistently attracts high-quality tenants seeking convenience, lifestyle, and walkability. This well-maintained one-bedroom unit offers strong rental appeal, complete with an underground parking stall and dedicated storage locker—key features that enhance tenant demand and long-term value. The modern kitchen is equipped with a gas range, stainless steel appliances, and an integrated refrigerator for a clean, upscale finish that stands out in the rental market. The bright, open-concept layout maximizes usable space and natural light, creating a highly livable environment ideal for professionals. The Waterfront complex is known for its premium amenities, including a fully equipped fitness centre, hot tub, residents’ lounge with games area, guest suite, car wash bay, secure entry, and full-time concierge—features that support higher rents and tenant retention. With low-maintenance condo living, a prime inner-city location, and consistent rental demand, this property is a smart addition to any real estate portfolio or an excellent option for first-time investors.