

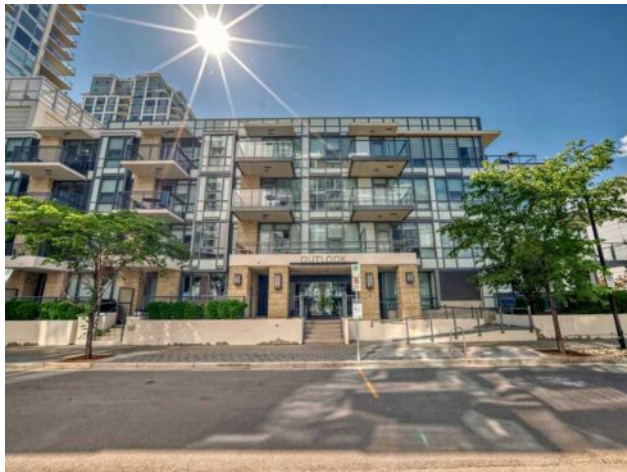


GRASSROOTS
REALTY GROUP

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412, 51 Waterfront Mews SW
Calgary, Alberta

MLS # A2143500



\$344,000

Division:	Chinatown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	511 sq.ft.	Age:	2015 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Central, Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 471
Basement:	-	LLD:	-
Exterior:	Concrete, Stone	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NONE

Welcome to #412 at 51 Waterfront Mews SW - sophisticated and upscale, with fabulous building amenities and situated in a prime location, This TOP FLOOR unit includes an underground heated parking spot (#745) and separate secure storage locker(P3-room P314-#23). Step into a sun-soaked oasis, courtesy of large west-facing windows and a delightful patio that invites you to bask in the warmth of natural light. 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 under cabinet lighting, stunning white quartz countertops, high-end appliances, gas cook top, STAINLESS built-in oven and dishwasher, and the fridge nicely blends in with the cabinetry. Instantly fall in love with the COURTYARD VIEWS and large PRIVATE balcony with no balcony above you. Amazing first-class resort amenities with: Car wash on P4, 24 hr executive concierge & SECURITY and includes 6000 sq ft of space with a private owner's lounge, fully equipped fitness centre, yoga studio, indoor whirlpool, steam rooms, and a private movie theatre (16 seats). The private owner's lounge has pool table, fully equipped kitchen and ample seating area with a double-sided fireplace which is perfect for large parties! This amazing lifestyle opportunity can be yours with close proximity to the exceptional walking/biking/jogging pathway system, beautiful Prince's Island Park, Bow River and Lagoon, Peace Bridge, Eau Claire Market Shops, Cinemas, many fine Restaurants and Cafés, Plus 15 Skywalk System, LRT & Transportation allows you to enjoy Calgary's vibrant city center. Prepare to be captivated by your suite's modern elegance, with an abundance of exquisite features that will surpass your expectations.

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