



**GRASSROOTS**  
REALTY GROUP

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**304, 51 Waterfront Mews SW  
Calgary, Alberta**

**MLS # A2177147**



**\$259,900**

<b>Division:</b>	Chinatown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-High-Rise (5+)		
<b>Size:</b>	378 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 356
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

<b>Inclusions:</b>	N/A
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\* PRICE REDUCED \* Good starter home or investment property, welcome to this very well kept apartment unit in the heart of downtown. Walking distance to Prince's Island Park, Bow River, restaurants, public transits, and shopping. It features laminated flooring throughout and tiles in the bathroom, quartz counter tops, high end stainless appliances, and gas cook top, good size balcony with beautiful view of the Bow River and BBQ gas hood up, and in suite laundry. It has underground parking stall and storage locker. This building has 24 hours concierge/security, large gym area, hot tub, pool table, guest suite, and also underground visitor parking. It closes to park, playground, restaurants, shopping, and easy access to major roads. \*\* 304 51 Waterfront Mews SW \*\*