# \$269,000 - 304, 51 Waterfront Mews Sw, Calgary

MLS® #A2247254

## \$269,000

0 Bedroom, 1.00 Bathroom, 378 sqft Residential on 0.00 Acres

Chinatown, Calgary, Alberta

First-Time Buyers & Smart Investors â€" Take Notice!

If you're looking to break into the real estate market or expand your portfolio, this affordable studio suite offers unbeatable value and cash flow potential. With ownership costs lower than average rent, you could start building equity while saving money â€" or as a landlord to see if this one could generating positive monthly returns.

Steps from the

Bow River, Prince's Island Park, and the city's iconic river pathways. Nestled in the vibrant Waterfront community, minutes from downtown. Enjoy stylish city living at the most competitive price on the market. Ideal for professionals, students, or investors seeking a blend of affordability, convenience, and urban flair. Full fitness center: gym, steam room, hot tub. Private movie theatre, workspaces, and cozy gathering lounges. Underground parking, secure storage, car wash, and community gardens. Sleek and modern with laminate flooring throughout. Designer kitchen: quartz countertops, stainless appliances, gas cooktop. In-suite laundry and a balcony with east-facing RIVER views â€" perfect for

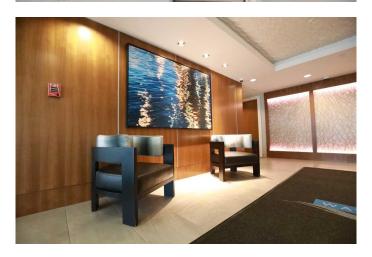
summer BBQs. Upcoming. Eau Claire Athletic

Club replacing the former YMCA, Fully

redesigned Eau Claire Plaza with an urban beach, event spaces, and lush green areas. New shopping, dining, and the proposed Green Line LRT station. Adjacent Chinatown area undergoing a cultural and architectural







#### Built in 2015

## **Essential Information**

MLS® # A2247254 Price \$269,000

Bathrooms 1.00 Full Baths 1 Square Footage 378

Acres 0.00
Year Built 2015

Type Residential Sub-Type Apartment

Style Loft
Status Active

## **Community Information**

Address 304, 51 Waterfront Mews Sw

Subdivision Chinatown
City Calgary
County Calgary
Province Alberta
Postal Code T2P0X3

#### **Amenities**

Amenities Bicycle Storage, Elevator(s), Fitness Center, Park, Recreation Facilities,

Recreation Room, Secured Parking, Trash, Visitor Parking, Community

Gardens, Car Wash, Guest Suite, Laundry, Spa/Hot Tub, Storage

Parking Spaces 1

Parking Underground

## Interior

Interior Features Open Floorplan, Quartz Counters

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Garburator, Gas

Cooktop, Microwave, Range Hood, Washer/Dryer, Built-In Refrigerator

Heating Forced Air Cooling Central Air

# of Stories 4

## **Exterior**

Exterior Features Balcony, BBQ gas line

Construction Concrete

## **Additional Information**

Date Listed August 9th, 2025

Days on Market 1

Zoning DC

HOA Fees 300

HOA Fees Freq. MON

# **Listing Details**

Listing Office First Place Realty

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