

314, 51 Waterfront Mews SW  
Calgary, Alberta

MLS # A2284884



## \$349,000

<b>Division:</b>	Chinatown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	601 sq.ft.	<b>Age:</b>	2015 (11 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>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 594
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Quartz Counters, See Remarks, Steam Room, Storage		

**Inclusions:** N/A

UNIQUE LAYOUT IN BOUTIQUE 4-STOREY WATERFRONT OUTLOOK - Rare one bedroom + den residence offering over 600 sq ft of intentionally designed living space, prioritizing openness, practicality, and everyday luxury. Set within the most exclusive tower in the complex, this property features a truly unique layout &mdash; one of only two of its kind in the entire building. Floor-to-ceiling west-facing windows flood the living space with natural light while overlooking a quiet, tree-lined internal courtyard that changes beautifully with the seasons &mdash; an unexpected sense of calm in one of Calgary's most central locations. The bedroom features large windows and exceptional storage with two separate, spacious closets, and is complemented by a large ensuite bathroom with dual access from both the bedroom and the main living area &mdash; ideal for daily living and entertaining. A dedicated home office space makes working from home seamless, while generous closet space and abundant kitchen, pantry, and bathroom storage ensure everything has its place. The kitchen blends refined design with high-end performance, featuring quartz countertops, European appliances including a Blomberg refrigerator and dishwasher, a Fulgor Milano gas cooktop and oven with range hood, and a garburator &mdash; perfectly suited for both everyday cooking and hosting. Step outside to one of the largest balconies in the complex, complete with a gas hookup, ideal for evening barbecues while taking in views of one of the city's most beautiful parks and its colourful sunset skies. Located on the 3rd floor of a 4-storey boutique building, this home offers a quiet, low-density lifestyle where you never have to wait for the elevator. The unit includes a conveniently located underground parking stall and large storage locker. Residents enjoy access to a fully equipped gym, yoga studio,

steam room, hot tub, car wash, bike storage, guest suite, party room, concierge service, forced air heating and central A/C. Steps from Prince's Island Park, the Bow River pathways, some of Calgary's best restaurants and cafes, and just two blocks from the +15 system — this is refined urban living in one of the city's most coveted locations. Opportunities to buy in Tower D are exceptionally rare, and when paired with a layout that stands apart even within the building itself, it creates a very special offering for owner-occupants and investors alike. Schedule a viewing to experience it for yourself!