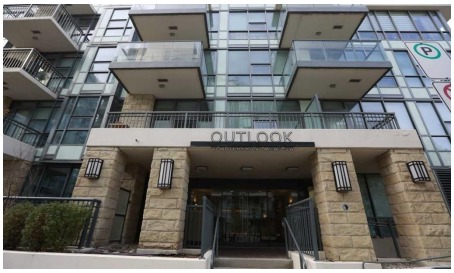
304 51 Waterfront Mews SW

Calgary | Active | MLS® A2326741

$224,999









Bedrooms	Bathrooms	Year Built	Living area
1	1	2015	378.4 sq. ft.

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by First Place Realty

A closer look

First-Time Buyers & Smart Investors - 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 - 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 - 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 renaissance and easy access to major roads

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2326741
Bedrooms	1
Bathrooms	1
Year Built	2015
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit

Total Living Area:	378.4 sq. ft.
Condo Fee:	$381.73
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Other
Entry Level:	3
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	3
Year built:	2015 (Age: 11)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	1512556
Heating:	Forced Air
New Constr.:	No
Construction Material:	Concrete
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Laminate, Tile

Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Outlook at Waterfront
Community:	Chinatown
Amenities:	Bicycle Storage, Car Wash, Community Gardens, Elevator(s), Fitness Center, Guest Suite, Laundry, Park, Recreation Facilities, Recreation Room, Secured Parking, Spa/Hot Tub, Storage, Trash, Visitor Parking
Appliances:	Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garburator, Gas Cooktop, Microwave, Range Hood, Washer/Dryer
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Restrictions
Main Floor	Kitchen · 11'6" × 5'1" ·
Main Floor	Bedroom · 10'5" × 8'8" ·
Main Floor	Living/Dining Room Combination · 9'11" × 9'8" ·
Main Floor	Balcony · Measurements not available ·
Main Floor	Laundry · Measurements not available ·
Title to Land:	Fee Simple
Community Features:	Park, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Elevator, Open Floorplan, Quartz Counters

Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Oct 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/304-51-waterfront-mews-sw-calgary-a2326741/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.