

\$259,900 - 304, 51 Waterfront Mews Sw, Calgary

MLS® #A2247254

\$259,900

1 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, Princeâ€™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



renaissance and easy access to major roads

Built in 2015

Essential Information

MLS® #	A2247254
Price	\$259,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	378
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	304, 51 Waterfront Mews Sw
Subdivision	Chinatown
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P0X3

Amenities

Amenities	Elevator(s), Park, Recreation Room, Trash, Visitor Parking, Bicycle Storage, Community Gardens, Car Wash, Fitness Center, Guest Suite, Laundry, Recreation Facilities, Secured Parking, Spa/Hot Tub, Storage
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Open Floorplan, Quartz Counters
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Microwave, Range Hood, Washer/Dryer, Built-In Refrigerator, Garburator, Gas Cooktop
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 17

Zoning DC

HOA Fees 300

HOA Fees Freq. MON

Listing Details

Listing Office First Place Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.