CORY PELCHAT
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102, 88 Waterfront Mews SW Calgary, Alberta

MLS # A2251109

$1,490,900

Division:	Chinatown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	2,433 sq.ft.	**Age:**	2024 (1 yrs old)
Beds:	3	**Baths:**	3 full / 1 half
Garage:	Enclosed, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Hardwood, Marble, Stone	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 2,213
Basement:	-	**LLD:**	-
Exterior:	Brick, Concrete, Glass, Metal Frame, Stone	**Zoning:**	mc1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	Window coverings		

Wonderful opportunity to live in a one of a kind boutique building consisting of only 7 homes in a four storey concrete and steel luxury building set on the banks of Prince's Island, Eau Claire and the Bow River. This top of the line ground floor open layout condo consists of 3 spacious bedrooms, all with their own ensuite and 1/2 bath with views that go forever. This prime location ground floor home has a huge enclosed wrap around patio allows the new owner to live with the comfort and space of a large bungalow but with the security of lock and go and no maintenance for easy travel. This new never been lived in condo has everything your next home awaits with Subzero and Wolf appliances, side x side laundry and of course 2 side x side heated underground parking stalls and separate storage locker. Come by as see what you've always been looking for. Perfect for ones looking for a long term livable home without sacrificing on size or outdoor space!

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