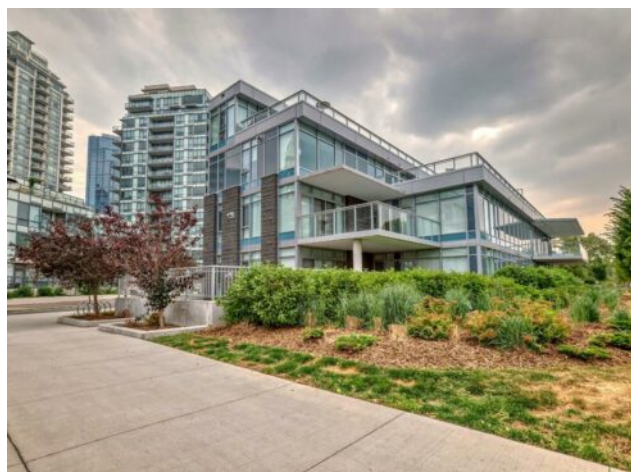


**201, 88 Waterfront Mews SW**  
**Calgary, Alberta**

**MLS # A2205255**



**\$1,950,000**

<b>Division:</b>	Chinatown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	2,733 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Enclosed, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Marble, Stone	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 2,264
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Glass, Metal Frame, Stone	<b>Zoning:</b>	mc1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	nA		

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 open layout condo consists of 3 spacious bedrooms, all with their own ensuite and 1/2 bath with views that go forever. 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.