



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**114 POINT Drive, Calgary T3B 3B5**

MLS®#: **A2152416**      Area: **Point McKay**      Listing Date: **09/06/24**      List Price: **\$573,800**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **1979**

Finished Floor Area  
 Abv Sqft: **1,306**  
 Low Sqft:  
 Ttl Sqft: **1,306**

DOM

**12**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.5 (1 1)**  
 Style: **4 Level Split**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Access:

Lot Feat: **Backs on to Park/Green Space,Low Maintenance Landscape,Landscaped,Treed**  
 Park Feat: **Heated Garage,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

Construction: **Stucco,Wood Siding**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),Central Vacuum,Laminate Counters,No Animal Home,No Smoking Home,Pantry,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	6`11" x 13`0"
2pc Bathroom	Second	5`1" x 4`7"
Dining Room	Second	10`1" x 8`8"
Bedroom	Third	9`0" x 12`7"
4pc Bathroom	Level 4	10`1" x 5`0"
Storage	Level 4	6`0" x 3`0"

Room	Level	Dimensions
Living Room	Upper	17`4" x 12`4"
Den	Second	8`2" x 7`9"
Kitchen	Second	12`0" x 11`0"
Family Room	Third	8`0" x 15`6"
Bedroom - Primary	Level 4	11`0" x 13`7"
Furnace/Utility Room	Level 4	17`6" x 15`0"

Legal/Tax/Financial

Condo Fee:  
**\$415**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC (pre 1P2007)**

Legal Desc: **8010351**

Remarks

Pub Rmks: **Welcome to this charming 4-level split townhouse, offering 1,306 square feet of comfortable living space with 2 bedrooms, 1.5 bathrooms, plus a den, in a fantastic location backing onto green space. As you step into the spacious tiled entryway, you'll find convenient access to the single attached garage, making daily routines seamless. The first level opens into a large, inviting living area, highlighted by a cozy wood-burning fireplace and hardwood flooring. Large windows flood the room with natural light, creating a bright and welcoming atmosphere. Step outside through the living area and enjoy your fully fenced backyard, complete with a stone patio, perfect for relaxing or entertaining. On the second level, you'll find a U-shaped kitchen with ample cupboard and counter space, perfect for meal preparation and storage. Adjacent to the kitchen is a cozy breakfast nook. A convenient two-piece powder room is also located on this level. The third level features a comfortable bedroom and a family room, offering additional space to unwind. Moving up to the fourth level, you'll find the primary retreat and a four-piece bathroom. The basement includes a laundry and utility room, along with extra storage space. Recent upgrades include fresh paint throughout. Situated in the desirable community of Point Mackay, this townhouse is just steps away from the Bow River's scenic walking and biking pathways. Enjoy proximity to Edworthy Park, Winsport, Market Mall, and the bustling University District, filled with shops, restaurants, and other amenities. With easy access to the Foothills Hospital, Alberta Children's Hospital, University of Calgary, and Westmount Charter School, the location offers both convenience and lifestyle appeal. A quick 10-minute drive takes you downtown, and access to the Rocky Mountains is just as effortless, making this home a perfect balance of urban living and outdoor adventure. Be sure to explore the detailed floor plans and immersive 3D tour!**

Inclusions: **Filing Cabinet, Basement Shelves**  
Property Listed By: **Real Broker**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**