



THE
A-TEAM

**RE/MAX
FIRST**

80 POINT MCKAY Crescent #1505, Calgary T3B 4W4

MLS®#: **A2161694** Area: **Point McKay** Listing Date: **09/05/24** List Price: **\$424,990**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1981**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Stall, Underground**

Finished Floor Area

Abv Sqft: **1,024**
 Low Sqft:
 Ttl Sqft: **1,024**

DOM

107
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **High-Rise (5+)**

Parking

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

Utilities and Features

Roof: **Concrete, Tar/Gravel**
 Heating: **Baseboard, Hot Water, Natural Gas**
 Sewer:
 Ext Feat: **Balcony, Courtyard, Tennis Court(s)**

Construction: **Brick, Concrete, Post & Beam**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, Chandelier, French Door, Open Floorplan, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`11" x 11`7"
Living Room	Main	21`2" x 11`4"
Laundry	Main	2`8" x 2`7"
Storage	Main	6`2" x 3`11"
Bedroom	Main	11`0" x 10`0"
2pc Ensuite bath	Main	6`2" x 4`11"

Room	Level	Dimensions
Dining Room	Main	11`0" x 10`1"
Foyer	Main	5`5" x 4`1"
Balcony	Main	11`6" x 6`9"
Bedroom - Primary	Main	16`6" x 10`2"
4pc Bathroom	Main	8`0" x 6`2"

Legal/Tax/Financial

Condo Fee:
\$772

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **8410830**

Remarks

Pub Rmks: **Discover elevated living in Point McKay with this stunning 15th-floor unit in Riverside Tower 2. This 2-bedroom, 1.5-bath condo boasts over 1,000 sq. ft. of stylish space, offering breathtaking views of the Bow River Valley, Douglas Fir Trails and Edworthy Park. Features include luxury vinyl plank flooring, a modern kitchen with stainless steel appliances and quartz countertops, a sun-filled living area with a wall of windows, and a private balcony ideal for outdoor dining and relaxation. The spacious primary suite includes a walk-in closet and a 1/2 bath ensuite. Additional highlights are an in-suite washer/dryer, a second bedroom, a 4-piece bath, an assigned storage locker, and a heated underground parking stall. Enjoy amenities like a car wash bay, concierge services, and all-inclusive condo fees covering gas, electricity, and water/sewer. Residents benefit from discounted access to the Riverside Fitness Club and Spa, with tennis courts, a heated pool, and a gym. Outdoor enthusiasts will love the nearby Bow River Pathways, bike trails, and easy Trans Canada Highway access. Walk to local eateries, ice cream spots, and enjoy quick access to downtown and surrounding communities.**

Inclusions: **None**
Property Listed By: **eXp Realty**

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