

122 POINT Drive, Calgary T3B 5B3

MLS®#: **A2168914** Area: **Point McKay** Listing Date: **09/28/24** List Price: **\$569,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 16-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1979**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,278**
 Low Sqft:
 Ttl Sqft: **1,278**

DOM

20
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **5 Level Split**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Low Maintenance Landscape,Many Trees**
 Park Feat: **Additional Parking,Driveway,Garage Door Opener,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Natural Gas**
 Sewer:
 Ext Feat: **Courtyard,Private Yard,Storage,Tennis Court(s)**

Construction: **Cedar,Stucco,Wood Frame**
 Flooring: **Ceramic Tile,Hardwood,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),No Smoking Home,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`11" x 9`9"	Dining Room	Main	9`11" x 8`7"
Living Room	Main	17`3" x 11`10"	Loft	Level 4	14`5" x 7`10"
Bedroom	Level 4	12`5" x 8`11"	Bedroom - Primary	Level 5	15`10" x 10`11"
2pc Bathroom	Main	5`0" x 4`6"	4pc Bathroom	Level 5	9`11" x 4`11"
Breakfast Nook	Main	8`3" x 7`7"			

Legal/Tax/Financial

Condo Fee:
\$415

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **8010351**

Remarks

Pub Rmks: **Welcome to Point Mckay Phase II. This townhome is located in one of Calgary's most sought-after locations on the Bow River. You will literally be steps away from the amazing Bow River Pathway system that enables you to stroll, jog, or cycle within minutes of Downtown Calgary. This unit is perfect for pet owners as it has a large fenced in courtyard that backs to a green area. The home features 2 bedroom, an upper loft/den, a large living room that accesses the courtyard through sliding patio doors, a separate dining area, a renovated kitchen with quartz counter-tops & sit-up bar, and a cozy flex-room that could be an office or lounging nook. There is plenty of natural light that enters the home through a multitude of SW facing windows. There is lots of storage in the unfinished basement that also includes the laundry and the newer high-efficiency furnace. The large attached single garage (21'x11') has more storage room and includes a driveway for that 2nd car or guests. This condo association has replaced the cedar shake roof shingles with lower maintenance asphalt shingles. The common areas are beautifully landscaped and well maintained. Welcome to worry free living on the banks of the Bow River.**

Inclusions: **none**
Property Listed By: **Real Estate Calgary**

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







