



THE
A-TEAM

**RE/MAX
FIRST**

145 POINT Drive #707, Calgary T3B 4W1

MLS®#: **A2172094**

Area: **Point McKay**

Listing Date: **10/10/24**

List Price: **\$439,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **942**
Low Sqft:
Ttl Sqft: **942**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

12
Layout
Beds: **1 (1)**
Baths: **1.5 (1 1)**
Style: **Apartment**

Access:

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Membrane**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony,Storage,Tennis Court(s)**

Construction: **Brick,Concrete**
Flooring: **Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Closet Organizers,Double Vanity,Elevator,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Recreation Facilities,See Remarks,Steam Room,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`7" x 10`6"	Dining Room	Main	8`11" x 8`11"
Kitchen	Main	11`10" x 11`9"	Den	Main	11`11" x 9`5"
Bedroom - Primary	Main	12`7" x 10`2"	Laundry	Main	4`11" x 3`8"
Walk-In Closet	Main	7`0" x 4`9"	3pc Bathroom	Main	9`3" x 4`10"
2pc Bathroom	Main	9`5" x 4`11"			

Legal/Tax/Financial

Condo Fee:
\$911

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **8310505**

Remarks

Pub Rmks: **Exceptional residence in Riverside Towers 1, next to Calgary's coveted Bow River paths, surrounded by trees and parks! This stunning corner unit has been renovated and features fully open floorplan, natural light flooding throughout, a huge wrap-around balcony, and one of the very best views in town! Designed to maximize storage.....excellent floorplan features large principal rooms! Generous entrance opens to living, dining area and beautiful white kitchen with granite counters, breakfast counter..... Master suite with tons of closets, his and her vanities, handy laundry area....amazing flex room works as guest room, den/office and is equipped with projector, screen, built-in speakers and components for media room! Neutral contemporary pallet in porcelain tile, windows coverings, fresh light paint color....you may feel like you are walking into a painting! Parking and separate storage unit, bike parking, tire storage, car wash bay..... Lots of amenities here.....Riverside Club features tennis, golf, fitness, swimming, hot tub.....The Riverside Spa, one of Calgary's premier wellness spas, walk out the front door to the river, Edworthy Park and all the pathways.....a stroll to Kensington, downtown in minutes or head out of town. Located next to the Foothills Hospital, University of Calgary, SAIT, lots of shopping. Excellent building management, 24-hr concierge, condo fees inclusive of all utilities include electricity! Luxury, privacy and convenience awaits.....live in one of Calgary's most coveted inner city NW neighborhoods.....it's a 10!**

Inclusions: **TV and mount**
Property Listed By: **RE/MAX Real Estate (Central)**

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









