

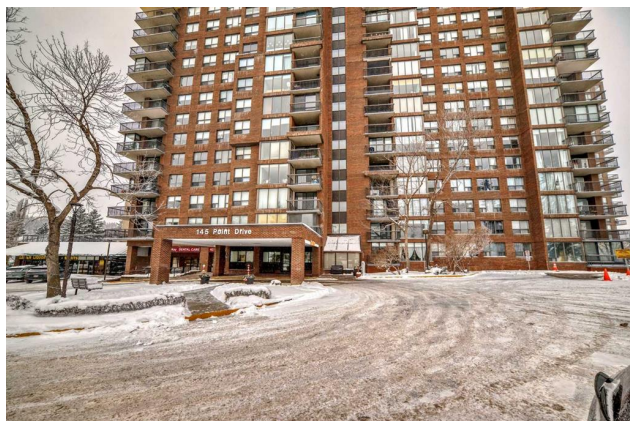


THE
A-TEAM

**RE/MAX
FIRST**

145 POINT Drive #203, Calgary T3b 4W1

MLS®#: **A2181658** Area: **Point McKay** Listing Date: **11/30/24** List Price: **\$385,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **971**
 Low Sqft:
 Ttl Sqft: **971**

DOM

21
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Membrane**
 Heating: **Boiler**
 Sewer:
 Ext Feat: **Balcony,Storage**

Construction: **Brick,Concrete**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Closet Organizers,No Animal Home,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	10`2" x 16`5"	2pc Ensuite bath	Main	0`0" x 0`0"
Bedroom	Main	8`7" x 10`9"	4pc Bathroom	Main	0`0" x 0`0"
Storage	Main	4`1" x 4`0"	Kitchen	Main	8`10" x 9`7"
Dining Room	Main	10`10" x 11`1"	Living Room	Main	11`10" x 18`1"

Legal/Tax/Financial

Condo Fee: **\$926** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **8310505**

Remarks

Pub Rmks: **Welcome to the wonderfully renovated, turn key unit in the popular Riverside Towers of Point McKay. This 2nd floor home offers a rare opportunity to get a fully renovated unit in these coveted buildings along the banks of the Bow River. Every surface in this 2 bedroom unit has been renovated from the all new kitchen, new appliances, vinyl plank flooring, paint and bathrooms all with modern and stylish finishings. Featuring an open and spacious floor plan with gorgeous corner kitchen with all new cabinetry, granite countertop, backsplash, lighting and hardware. All the appliances are new and never been used. The open living and dining rooms have loads of light with large windows throughout and brand new high-end blinds. The luxury vinyl plank flooring, modern lighting and feature wall are sure to impress and add a really comfortable feel to the space. The primary bedroom includes a large walk-in closet with organizers, a 2pc ensuite and new black-out blinds. Second good sized bedroom and a lovely 4pc bathroom with all new vanity, shower/tub, toilet and all hardware. Lots of storage space to keep you organized with an in-unit storage room and separate laundry closet. Large patio off the living room is great for summer time relaxing and adds a nice outdoor space. The building features concrete construction that ensures a quiet and tranquil living experience. Resident can enjoy access to the adjoining Riverside Club which boasts a luxurious saltwater pool, a relaxing hot tub, a fully equipped gym, tennis courts, and a state-of-the-art Golf Academy, all available at discounted rates. The 24/7 concierge service ensures your comfort and peace of mind and don't forget that all utilities are included in the condo fees (heat, electricity and water). Don't miss out on this rare move-in ready unit.**

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

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

