



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**145 POINT Drive #903, Calgary T3B 4W1**

MLS®#: **A2196853**

Area: **Point McKay**

Listing Date: **02/27/25**

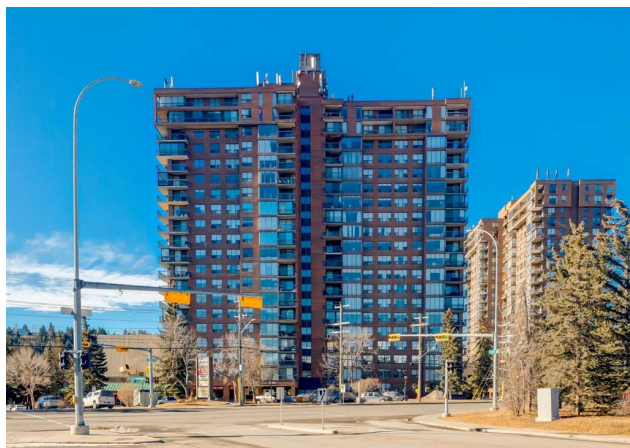
List Price: **\$389,900**

Status: **Active**

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: **965**  
Low Sqft:  
Ttl Sqft: **965**

DOM

**-0**  
Layout  
Beds: **2 (2 )**  
Baths: **1.5 (1 1)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

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

Access:

Lot Feat: **Views**  
Park Feat: **Heated Garage, Parkade, Underground**

Utilities and Features

Roof: **Rubber**  
Heating: **Baseboard, Hot Water, Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
Int Feat: **Low Flow Plumbing Fixtures, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$926**  
Title: **Fee Simple**  
Fee Freq: **Monthly**

Zoning: **DC**

Legal Desc: **8310505**

Remarks

Pub Rmks: **Incredible views from this stylish, move-in ready 2 bedroom, 1.5 bathroom condo. This quiet 18+ adult concrete building has it all, idealistically nestled beside the Bow River with amenities at the street level, a 24 hour concierge (no more lost packages!) and an amazing location within walking/biking distance to U of C, hospitals and Downtown! Then come home to a quiet sanctuary. Floor-to-ceiling windows showcase city views and stream natural light into the inviting living room. Adjacently the dining room hosts family meals and guests or proceed through patio sliders to the large balcony for casual barbeques and time spent unwinding with those outstanding views as the breathtaking backdrop. Beautifully updated, the kitchen features quartz countertops, stainless steel appliances and full-height white cabinets. At the end of the day retreat to the spacious primary bedroom with a walk-through closet that leads to a private ensuite, no more stumbling down the hall in the middle of the night! A second spacious bedroom, a stylish 4-piece bathroom and in-suite laundry further add to your comfort and convenience. Most utilities are included in the condo fee as well as additional storage, a heated underground parking stall and the option to join the exclusive Riverside Fitness and Tennis Facility at a reduced tenants only rate. This amenity-rich building also offers safe fob access, a car wash bay, a huge communal rooftop patio, a concierge, a meeting room, library, 3 elevators and more! Various on-site retailers are attached to the building plus many more throughout this fantastic community with a dynamic mix of amenities and an active community centre with events and programs for all ages. Also close by are Shouldice Park, Edworthy Park, Bowness Park, Foothills Athletic Park, Winsport and McMahon Stadium. Simply an unbeatable location for this immaculate home!**

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

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









