



THE
A-TEAM

**RE/MAX
FIRST**

145 POINT Drive #1702, Calgary T3B 4W1

MLS® #: **A2197309**

Area: **Point McKay**

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

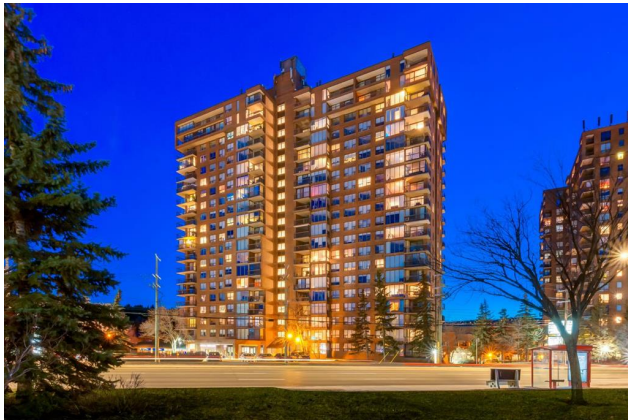
List Price: **\$429,900**

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: **947**

Low Sqft:

Ttl Sqft: **947**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

0

Layout

Beds: **2 (2)**

Baths: **1.5 (1 1)**

Style: **Apartment-Single
Level Unit**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Assigned, Parkade, Secured, Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
Int Feat: **Granite Counters, No Smoking Home, 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: **\$911**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **DC**

Legal Desc: **8310505**

Remarks

Pub Rmks:

Own a piece of Calgary's beauty in this sophisticated two-bedroom corner unit home on the 17th floor of the prestigious "Riverside Towers" with gorgeous views overlooking Edworthy Park, the Bow River, and the city. Who needs art on the walls when there is a masterpiece out every window of your corner unit home? The Bow River, the treed river valley, and picturesque Edworthy Park stretch for miles in this unbeatably oriented 17th floor corner unit vantage point. Move right in as all of the renovations have already been taken care of for you including a stunning kitchen, 2 fully gutted new bathrooms, wide plank engineered wood floors throughout, and stylish designer lighting and paint. Bow River views are abundant the moment you step through the front door into the entryway with coat closet. Enjoy watching the ducks bathe in the Bow River while sipping your morning coffee in your spacious living room which boasts floor to ceiling windows, unobstructed views, and cheerful natural light. The adjacent dining room is accented by new designer lighting overhead with space to host guests for dinner and giant windows with stunning views. These living spaces spill easily onto your private 17th floor balcony where you can relax, enjoy fresh air, and take in the beauty around you. The spacious kitchen boasts classic white shaker cabinetry with soft close cabinets and drawers, a tasteful mosaic tile backsplash which never goes out of style, gleaming granite countertops, wine racks, ample storage including a full pantry, updated lighting, stainless steel appliances, and a coffee bar. Doing the dishes is more enjoyable with a fabulous city view! Down the hall boasts two generously sized bedrooms, a laundry room with tons of additional storage space, a guest bathroom, and a primary retreat with a walk-in closet and it's own private half bathroom. Both bathrooms have been tastefully renovated in conjunction with the rest of the home to include matching granite countertops, white shaker cabinetry including additional hanging cabinets over the toilets, and a subway tile shower. With underground parking, a separate storage locker, and unmatched views, this home leaves nothing to be desired. Step outside for prime access to river pathways and enjoy all of the amenities Edworthy Park. Commute downtown along the river and walk to boutique cafes, shops, and restaurants. For a special owners rate, enjoy access to the adjoining Riverside Club which features a pool, golfing, tennis courts, and fitness facility without ever having to step outdoors. Budget monthly expenses with peace of mind knowing that all utilities are included in your condo fee (gas/water/electrical) as well as a 24/7 concierge. Rarely do beautiful corner homes of this caliber come to market with incredible views and renovations to match.

Inclusions:

N/A

Property Listed By:

RE/MAX First

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









