



GRASSROOTS

REALTY GROUP

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16, 140 Point Drive NW
Calgary, Alberta

MLS # A2324631



\$629,000

Division:	Point McKay		
Type:	Residential/Five Plus		
Style:	5 Level Split		
Size:	1,247 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Front Drive, Garage Faces Front, Insulated, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Street Lighting, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 439
Basement:	Partial	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Stone Counters, Storage		

Inclusions: Garage Door Opener Remote Control

Welcome to this beautiful townhome, thoughtfully renovated in 2024, where thoughtful design, exceptional craftsmanship, and timeless finishes come together to create a truly stunning home. From the moment you step inside, you'll appreciate the attention to detail, functional layout, and sophisticated décor throughout. The bright and spacious living room provides the perfect setting for relaxing with family, entertaining friends, or simply unwinding with your favorite book in front of the wood-burning fireplace. Sliding doors lead to your private deck, creating a seamless transition between indoor and outdoor living. The showpiece of the home is the spectacular kitchen, thoughtfully redesigned with both style and function in mind. Featuring elegant Rosa Aurora Marble countertops, a farmhouse sink, brushed brass fixtures, abundant cabinetry, and an impressive beverage bar, this space is sure to impress anyone who loves to cook or entertain. Adjacent to the kitchen, the dining area offers a welcoming space for everyday meals and special gatherings, while a conveniently located two-piece powder room completes the main living level. Upstairs, both generously sized bedrooms feature their own private ensuite bathrooms, offering comfort, privacy, and convenience for family members or guests alike. The lower level includes a practical mudroom and laundry area with direct access to the attached garage, making daily living effortless throughout every season. Ideally situated just steps from the Bow River pathway system and the natural beauty of Edworthy Park, this exceptional location also places you only minutes from the shops, restaurants, and amenities of the University District, with easy access to downtown and major transportation routes. This turnkey home combines luxurious finishes with an outstanding location and is ready for you to move in and

enjoy.