



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

12, 140 Point Drive NW
Calgary, Alberta

MLS # A2328486



\$539,900

Division:	Point McKay		
Type:	Residential/Four Plex		
Style:	4 Level Split		
Size:	1,255 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Garage Faces Front, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape, No Neighbours Behind,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 439
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Jetted Tub, Storage		

Inclusions: N/A

Don't miss this chance to make your home in this beautifully updated townhome here in one of Northwest Calgary's most desirable riverfront communities...welcome to Point McKay! This lovingly maintained 2 bedroom home in the POINT MCKAY 2 project enjoys hardwood floors, fantastic eat-in kitchen with granite countertops, 1.5 bathrooms & private backyard with concrete patio. Offering over 1300sqft of comfortable living space, this split-level end unit features an inviting living room with gas fireplace & access to the backyard, spacious open concept dining room, sunny sunroom/dining nook & white kitchen with upgraded appliances including Bosch dishwasher & LG fridge. Head on up to the next floor where you'll find a great-sized bedroom & home office with built-in desk/bookcases & French doors. On the top floor is the primary bedroom with large closet, beautiful bathroom with jetted tub/shower & granite counters, & 2 closets on the landing for your linens, towels & bedding. Laundry with Bosch washer & dryer are in the basement level, with loads of space for storage. Additional extras include a gorgeous guest powder room with glass vessel sink, central vacuum system & attached single garage. Monthly condo fees include water-sewer, grass cutting & snow removal. Prime location within walking distance to tennis courts & bus stops, only minutes to Edworthy Park & the Bow River Pathway system with its winding trails along the Bow River, & quick easy commute to major retail centers (including Market Mall & University District), hospitals (Foothills Medical Centre, Alberta Children's & Arthur J.E. Child Cancer Centre), University of Calgary & downtown.