



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

401, 145 Point Drive NW
Calgary, Alberta

MLS # A2329414



\$330,000

Division:	Point McKay		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	955 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 911
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Storage, Walk-In Closet(s)		

Inclusions: All Window Coverings

Welcome to Riverside Towers I, where an exceptional riverfront lifestyle meets everyday comfort and convenience. This bright and spacious corner residence offers two bedrooms, an abundance of natural light, and beautiful views of Calgary's downtown skyline through expansive windows that frame the city beyond. Thoughtfully designed with functionality in mind, the generous floor plan offers well-proportioned living spaces throughout. The primary bedroom features a walk-in closet and private 2-piece ensuite, while in-suite storage, a secure storage locker, and heated underground parking provide added convenience. Located in this sought-after 18+ building, residents enjoy the peace of mind of 24-hour concierge and security. Just outside your door, the Bow River pathway system offers endless opportunities for walking, running, and cycling. Market Mall, the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, public transit, and downtown are all just minutes away. Residents also enjoy direct access to The Riverside Club, with discounted memberships available. Amenities include a fully equipped fitness centre, Women's Wellness Centre, fitness classes, swimming pool, hot tub, steam room, pickleball courts, and more. Condo fees include electricity, heat, water, sewer, professional management, reserve fund contributions, common area maintenance, building insurance, snow removal, garbage collection, and heated underground parking. Whether you're downsizing, looking for a low-maintenance lifestyle, or simply wanting to enjoy one of Calgary's most picturesque riverfront settings, this is a home that offers space, security, and an unbeatable location.