



GRASSROOTS
REALTY GROUP

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1607, 145 Point Drive NW
Calgary, Alberta

MLS # A2329985



\$399,000

Division:	Point McKay		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,047 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Covered, Enclosed, Secured, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas, Radiant

Floors: Ceramic Tile, Cork

Roof: Tar/Gravel

Basement: -

Exterior: Brick, Concrete

Foundation: -

Features: No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 911

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: None

Enjoy breathtaking day and night city and river views from this sun-drenched, southwest-facing home. Featuring an open-concept design and premium finishes, this condo perfectly blends style with everyday comfort. The unit offers two bedroom and one and a half bathroom. The master bedroom features expanded a private sitting area, subtle "touch" cabinets, a custom walk-in closet, and a private 2-piece ensuite bath. Gourmet Kitchen equipped with stainless steel appliances, a 6-foot roll-out pantry, and integrated recycling bins. Low-Maintenance Living with beautiful cork flooring runs seamlessly throughout the entire home. Two in-suite A/C portable units keep you perfectly comfortable year-round. Your monthly condo fees offer total peace of mind, covering all utilities (except wifi) and a 24-hour concierge service. Don't miss the great opportunity to own your full of view home!