

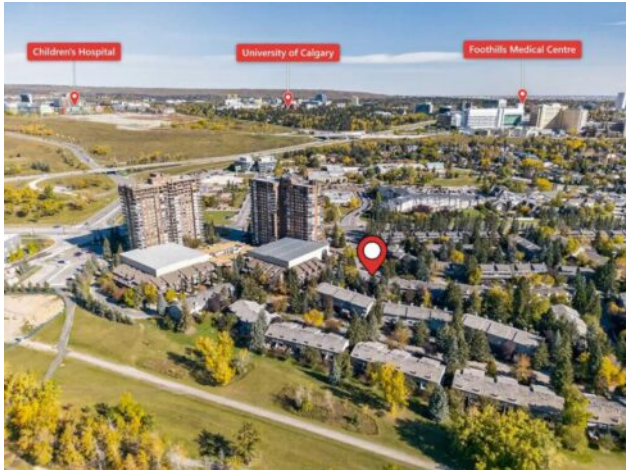


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

135 Point Drive NW
Calgary, Alberta

MLS # A2347387



\$525,000

Division:	Point McKay		
Type:	Residential/Four Plex		
Style:	3 Level Split		
Size:	1,574 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Front Drive, Garage Faces Front, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Many Trees, Rectang		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Hardwood, Linoleum, Slate	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	\$ 435
Basement:	Partial	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Pantry, Track Lighting		

Inclusions: n/a

Welcome to this stunning riverfront townhouse in the highly desirable community of Point McKay! Well-kept by the same owner since 1983, this corner unit offers abundant natural light and an exceptional blend of urban convenience and natural beauty. The main level offers rich hardwood throughout, a main floor family room with high ceilings and a wood fireplace opening to a fully fenced courtyard, a formal dining space, and a spacious kitchen with a corner pantry, oak cabinets, granite counters, and top-of-the-line appliances. In the Upper Resting Level, you will find the Primary bedroom with a separate sitting area, pass-through double-sided closet into the 4-piece main bath; and an oversized second loft-style bedroom which can easily be reverted to a second bedroom plus den (see illustration). Convenience of visitor's parking, the single attached garage, in unit storage and morning coffee in the peaceful rear courtyard that backs onto the walking path completes your new home! Prime Location: Steps from the Bow River pathways and Edworthy Park. Unmatched Convenience: Minutes from Foothills Medical Centre, Alberta Children's Hospital, University of Calgary, and downtown Calgary. Great Accessibility: Quick access to Crowchild Trail, Memorial Drive, and Shaganappi Trail. Whether you are looking for a low-maintenance primary residence or a fantastic investment property near Calgary's major employment hubs, this townhouse is a must-see. Schedule your private viewing today!