

# \$389,900 - 407, 145 Point Drive Nw, Calgary

MLS® #A2209641

**\$389,900**

2 Bedroom, 2.00 Bathroom, 1,009 sqft

Residential on 0.00 Acres

Point McKay, Calgary, Alberta

One of the premier units in the sought after Riverside complex , This large corner unit is over 1000 sq ft with 2 bedrooms and 2 full baths ( both renovated ) . A large open kitchen with corner pantry , a spacious dining room and cozy living room all bathed in natural sunlight highlighted by full length floor to ceiling windows which offer unobstructed panoramic views looking south to the Bow River Escarpment and the surrounding hill side . The large private balcony has additional views to the east and south . The primary bedroom has a sizeable walk-in closet and 3 piece ensuite bath . The second bedroom can be a multi-function room , easily converted to a home office or den . There is in-suite laundry with additional storage . This attractive home has 3 separate zoned mounted air conditioners to keep you relaxed and cool during the summer months . Rarely will you find a unit offering over a 1000 sq.ft , ultimate privacy and amazing views . The location cannot be beat , a 15 min. walk to Foothills Medical Center , a 5 min . drive to Market Mall Shopping Center and the University District . Quick access Downtown on City Transit and quick access to the extensive bike path system plus your minutes away from heading to the Mountains . Great potential for revenue , attracting Professionals from all walks of life with its unsurpassed location and the abundance of amenities.

Built in 1979



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2209641          |
| Price          | \$389,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,009             |
| Acres          | 0.00              |
| Year Built     | 1979              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 407, 145 Point Drive Nw |
| Subdivision | Point McKay             |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3B 4W1                 |

## Amenities

|                |                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Other, Recreation Facilities, Car Wash, Roof Deck |
| Parking Spaces | 1                                                                                               |
| Parking        | Parkade, Stall, Underground                                                                     |

## Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Smoking Home, See Remarks                                                                                  |
| Appliances        | Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Wall/Window Air Conditioner |
| Heating           | Baseboard                                                                                                                        |
| Cooling           | Central Air                                                                                                                      |
| # of Stories      | 21                                                                                                                               |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Construction      | Brick, Concrete |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 22               |
| Zoning         | DC               |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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