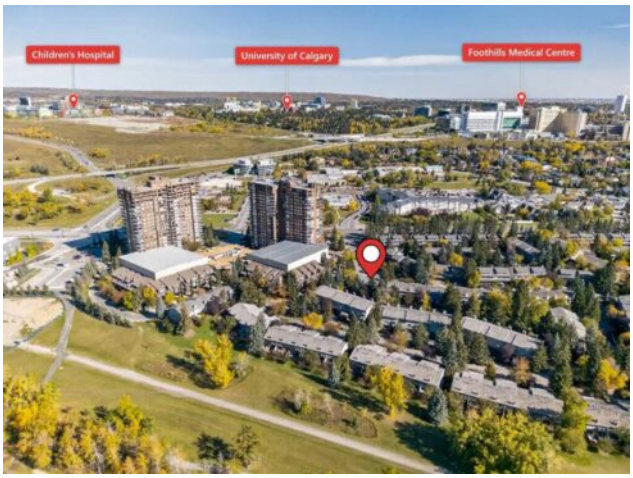
587-899-3773
justin@realtyaces.ca

# 135 Point Drive NW
# Calgary, Alberta

## MLS # A2347387




# $525,000

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|---|---|---|---|
| **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 | | |

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|---|---|---|---|
| **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!

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