



**GRASSROOTS**  
REALTY GROUP

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**1708, 80 Point McKay Crescent NW  
Calgary, Alberta**

**MLS # A2224024**



**\$419,900**

<b>Division:</b>	Point McKay		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,033 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Heated Garage, Parkade, Secured, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 780
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Murphy Beds (2)

Elevated above the city on the 17th floor of the coveted Riverside Towers II, this thoughtfully reimagined 2-bedroom corner unit offers incredible river valley and downtown skyline views through expansive floor-to-ceiling windows. Professionally renovated with the expertise of renowned designer Paul Lavoie, every detail in this spacious condo has been carefully curated to blend timeless style with everyday function. The heart of the home is the stylish kitchen, where shaker-style cabinetry, soft-close drawers, granite countertops, stainless steel appliances, and a sleek tile backsplash deliver a polished yet practical workspace. The open-concept layout is anchored by a feature wall with a stylish cutout, adding both architectural interest and light flow between the kitchen and dining area. Both bathrooms are updated with granite-topped vanities, elegant tile flooring, and modern fixtures. A tiled entry with a custom niche provides a welcoming spot to land your keys, while rich hardwood floors and fresh paint carry throughout the unit, offering a clean, cohesive look. Thoughtful built-ins abound—both bedrooms feature custom Murphy beds surrounded by integrated storage, maximizing space and style. The primary suite also boasts a walk-in closet complete with tailored organizers. Additional highlights include air conditioning, in-suite laundry, underground parking with a convenient car wash bay, and 24-hour concierge service. Residents benefit from preferred access to the Riverside Club just next door which includes fitness equipment, tennis, and a pool, and all utilities are included in the condo fees. It's also important to note that Riverside Towers II is completely separate from the neighbouring tower—each has its own condo corporation, management, and condo fees, ensuring a more focused and personalized ownership experience. Enjoy effortless

urban living with easy access to the University of Calgary, Foothills Medical Centre, Market Mall, the Bow River pathways, and downtown Calgary. This is your opportunity to live beautifully in one of the city’s most iconic high-rises—where design, comfort, and convenience meet.