



GRASSROOTS
REALTY GROUP

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**405, 145 Point Drive NW
Calgary, Alberta**

MLS # A2231900



\$289,900

Division:	Point McKay		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	774 sq.ft.	Age:	1979 (46 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Heated Garage, Parkade, Secured, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 735
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Storage		

Inclusions: Air conditioner

Welcome home to desirable Riverside Towers I. This stunning 1 bedroom unit features 774 sqft of beautifully maintained living space with breathtaking views! Upon entry you will be impressed by the spacious, open design featuring modern updates and lighting, showcasing a great sized living room with massive windows, flooding the open concept in natural sunlight. Stay cool in the summer with your own A/C unit. The large chef's kitchen offers ample cabinet and counter space with a contemporary backsplash and is located next to the dining area - perfect for hosting guests. The large primary bedroom has a sizeable walk-in closet and there is also an updated 4-piece bath. Completing the unit is a lovely balcony to have a coffee while enjoying your dream views, an in-suite laundry and storage room. Additional conveniences include an assigned underground parking stall and an assigned storage locker, perfect for all your needs. Included in your condo fees are all your utilities (heat, water and electricity and the exclusive amenities that Riverside Towers has to offer including, 24/7 concierge, onsite Security, Media room, Library, car wash and visitor parking, all located in the 18+ building! This location is steps from the tranquil Bow River and its numerous pathways, The Riverside Club, and close to Foothills Hospital, Children's Hospital, University of Calgary, University District, plus your minutes away from heading to the Mountains. Also conveniently located close to Alberta Children's Hospital, Market Mall, Edworthy Park, Bow River walking paths, cafes, restaurants, shopping, Downtown & much, much more. A Home of this Calibre, which is beautifully maintained, in an unsurpassed location with an abundance of amenities, will not last long – book your Showing today!

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