



GRASSROOTS
REALTY GROUP

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305, 145 Point Drive NW
Calgary, Alberta

MLS # A2240036



\$269,900

Division:	Point McKay		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Multi Level Unit		
Size:	770 sq.ft.	Age:	1979 (46 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall, Underground		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Baseboard, Electric, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 735
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions:	None
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Location truly sets this property apart, with Market Mall and the Point View shops just minutes away. Public transportation is conveniently close, with quick access to Crowchild Trail, Memorial Drive, and Highway 1 West. The nearby river and scenic walking paths add to the appeal of this well-situated condo. This spacious one-bedroom, one-bathroom unit offers a functional and open layout. The living room and dining room flow seamlessly together, with the kitchen easily accessible from the dining area. The kitchen itself features abundant cabinetry and generous counter space, making it both practical and inviting. The bedroom is large and includes a walk-in closet, while an additional storage area houses the in-suite washer and dryer. Four piece bathroom is steps from the bedroom. The landing area provides extra room for flexibility and use. A private deck off the dining room offers a pleasant view, and floor-to-ceiling windows throughout the unit fill the space with natural light, creating an open and airy atmosphere. The condo comes with an assigned underground parking stall (88) and an additional storage unit (200). The building is secure, featuring 24-hour concierge service, a spacious lobby, a boardroom available for residents, and convenient access to a gym located next door.