



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

34, 10 Point Drive NW
Calgary, Alberta

MLS # A2245658



\$540,000

Division:	Point McKay		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,388 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Driveway, Garage Faces Front, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 479
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this spacious and stylish 5-level split townhome, perfectly located near everything Calgary has to offer! With 2 bedrooms, 1.5 bathrooms, a bonus room and 1,388 square feet of thoughtfully designed living space, this corner unit delivers comfort, privacy, and convenience in one. Bring your creativity and vision to transform this home into something truly spectacular. The main living area boasts a cozy wood-burning fireplace and large windows that fill the space with natural light. The kitchen flows effortlessly into the dining area, ideal for both casual meals and entertaining guests. Upstairs, you'll find two generously sized bedrooms, while the multiple split levels give the home a unique and spacious feel. The south-facing, fully fenced backyard is perfect for gardening, relaxing in the sun, or enjoying direct access to the green space behind. Parking is a breeze with your single attached garage plus a second spot on the driveway. And location? It couldn't be better—minutes to U of C, SAIT, Foothills and Children's Hospitals, downtown, Canada Olympic Park, and an endless network of biking and walking trails. You're also just a quick hop onto the highway for easy escapes to Banff and K-Country. This rare find combines a fantastic layout, unbeatable location, and a touch of nature right out your back door—everything you need to love where you live!