



**116 Point Drive NW
Calgary, Alberta**

MLS # A2271488



\$524,900

Division: Point McKay

Type: Residential/Five Plus

Style: 5 Level Split

Size: 1,292 sq.ft. **Age:** 1979 (47 yrs old)

Beds: 2 **Baths:** 1 full / 1 half

Garage: Single Garage Attached

Lot Size: -

Lot Feat: See Remarks

Heating: Forced Air

Water: -

Floors: Carpet, Ceramic Tile, Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 427

Basement: Full

LLD: -

Exterior: Wood Frame, Wood Siding

Zoning: DC

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: N/A

Welcome to Point McKay—;an inner-city villa community that feels like a quiet retreat while offering unbeatable access to the city. Steps from the Bow River, parks, and pathways—;including Edworthy Park and the Douglas Fir Trail—;this serene, tree-lined enclave delivers a genuine “mountain-villa” vibe right in Calgary’s core. This well-priced townhome features a fenced yard backing onto a spacious greenbelt reserve, creating privacy and a wonderful connection to the community’s park-like setting. The front-drive single attached garage provides secure indoor parking—;especially appreciated as winter approaches—;and the full unfinished basement offers excellent storage or future development potential. Inside, the unique five-level split floorplan showcases a bright living room with soaring ceilings and direct access to the garden. The upper-level kitchen enjoys sunny south exposure, original cabinetry in great condition, newer appliances, a breakfast nook, and a dedicated dining area. A convenient half bath completes this level. Upstairs, a cozy bonus room and second bedroom create great separation of space, while the top-floor primary bedroom features south-facing windows, a walk-in closet, and access to the full bathroom. A neutral palette—;white walls, clean carpets, and maple-tone laminate flooring—;makes this home truly move-in ready. All of this in an unbeatable location with quick access to the Foothills Medical Centre, University of Calgary, and the University District, plus an easy bike ride to downtown and swift routes west for weekend mountain adventures.