



**104, 145 Point Drive NW
Calgary, Alberta**

MLS # A2151899



\$269,000

Division:	Point McKay		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	1,033 sq.ft.	Age:	1979 (45 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 887
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

Age Restriction 18+. This fantastic main-floor, south-facing condo unit is bathed in sunshine through wall-to-wall windows! Featuring 2 bedrooms and 1.5 bathrooms, it offers ample space for comfortable adult living. The unit includes one underground parking stall. Riverside Towers offers 24/7 reception and security, ensuring peace of mind. The condo amenities are exceptional and include all utilities, a library, an outdoor community patio, a car wash bay, and bike and tire storage. The location is unbeatable, with the Bow River Pathway right outside your door, a 5-minute walk to Edworthy Park, and less than a 10-minute drive to Downtown, Canada Olympic Park, Alberta Children's Hospital, Foothills Hospital, Market Mall, the new West Calgary Farmer's Market, and more. Quick access to the mountains ensures weekend adventures are always within reach. Additionally, owners have discounted annual membership fees at the Riverside Club, accessible from Riverside Towers One. Enjoy the perfect blend of convenience, amenities, and location at Riverside Towers. Short drive to the University of Calgary!