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1104, 145 Point Drive NW  
Calgary, Alberta

MLS # A2236142



**\$378,900**

<b>Division:</b>	Point McKay		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	991 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 940
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Storage		

**Inclusions:** None

Incredible view from this move-in ready 2-bedroom, 1.5-bathroom condo. South-facing balcony, beautiful river view and Edworthy Park from every room. Low maintenance ceramic tile floors throughout. Floor to ceiling windows in living room with bright natural lights. Master bedroom features half bath ensuite and walk-in closet. Spacious formal dining room is good for family gatherings and entertaining. Functional kitchen with ample cupboards. In-suite laundry. Underground heated parking and storage room. Condo fee includes all utilities and 24-hour concierge. This is an 18+ quiet adult concrete building and the option to join the Riverside Fitness and Tennis Facility at a reduced rate. There is a library on main floor and a huge roof-top patio on second floor. Excellent location close to U of C, hospitals and downtown.