

**1104, 145 Point Drive NW
Calgary, Alberta****MLS # A2236142****\$354,900**

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

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

Inclusions: None

PRICE REDUCED BY \$24,000. DON'T MISS! 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.