

34, 10 Point Drive NW  
Calgary, Alberta

MLS # A2245658



**\$550,000**

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

**\*\* OPEN HOUSE - SUN, AUG. 10 from 11AM-1PM \*\*** 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!