

\$629,900 - 109 Point Drive Nw, Calgary

MLS® #A2139335

\$629,900

2 Bedroom, 2.00 Bathroom, 1,497 sqft

Residential on 0.00 Acres

Point McKay, Calgary, Alberta

OPEN HOUSE 15TH JUNE, 1:30-4:30 PM.

Welcome to the outdoor lifestyle that Point McKay has to offer! Nestled in a prime location by the Bow River, this rare End Unit townhome is a true gem, boasting three additional large windows and updated PVC windows at the front of the unit. Featuring 2 bedrooms, 1.5 bathrooms, and a loft on the upper level that can effortlessly be transformed into a 3rd bedroom, this home offers versatility and comfort. Recent updates including kitchen cabinets, both bathrooms, fresh paint, new carpet, and stylish tile flooring in the kitchen enhance the living experience. Enjoy cozy evenings by the floor-to-ceiling brick, wood burning fireplace with a custom mantle, complemented by elegant maple hardwood flooring throughout. The property also includes newer appliances such as a LG washer & dryer, a stainless steel LG fridge (2020), along with an HWT (2018). With a single insulated garage and parking pad, this home ensures convenience. Take delight in the sundrenched West backyard with a slate patio and newer fence, overlooking serene green space. Located mere minutes away from bike and walking paths at Point McKay and in close proximity to Edworthy Park, Foothills & Children's Hospitals, U of Calgary and Onsite Riverside Fitness Club. Amenities abound with numerous groceries stores, University District and Market Mall nearby; picture a short walk to



the famous Lics Ice Cream shop, Avatara
Pizza and The Lazy Loaf and Kettle
Bakery/CafÃ©. This townhome offers a
perfect blend of modern comfort and outdoor
accessibility, all without any special
assessments.

Built in 1980

Essential Information

MLS® #	A2139335
Price	\$629,900
Sold Price	\$638,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,497
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Sold

Community Information

Address	109 Point Drive Nw
Subdivision	Point McKay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5C8

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Driveway, Single Garage Attached
Waterfront	River Access

Interior

Interior Features	Central Vacuum, Closet Organizers, High Ceilings, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Starter, Living Room, Wood Burning
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped
Roof	Wood
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2024
Date Sold	June 22nd, 2024
Days on Market	8
Zoning	DC (pre1P2007)
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.