

\$424,900 - 1407, 80 Point McKay Crescent Nw, Calgary

MLS® #A2148680

\$424,900

2 Bedroom, 2.00 Bathroom, 1,012 sqft

Residential on 0.00 Acres

Point McKay, Calgary, Alberta

You know what they say—they say life is better in Point McKay! This excellently located and totally turnkey, corner unit on the 14th floor of the sought after Riverside building (Tower 2) is now available. This is your chance to experience life in the clouds and become the newest resident of this well-run building and live along the banks of the Bow River. Units like this well appointed and tastefully updated 2 bedroom, 1.5 bath with over 1000 square feet of living space don't come up often. You'll love looking out the many windows at the unbeatable, picture-perfect views of the Bow River Valley/Pathways, Douglas Fir Trails, Edworthy Park and at the Downtown skyline. The concrete construction means you'll have peaceful enjoyment all day and night. This move in ready unit features a functional, mostly open layout with luxury vinyl plank flooring running throughout as well as a sleek and modern kitchen that boasts high-end stainless-steel appliances, gorgeous quartz countertops and plenty of prep and storage space. Just beyond the kitchen you will find a great dining space ideal for hosting dinner parties and entertaining guests as it overlooks the sun soaked and oversized living room thanks to the wall of windows. Access to the balcony is located off the dining area, you'll discover it's the perfect place for BBQing, eating al fresco and relaxing as you take in the incredibly scenic views all around you. The ample sized primary suite can accommodate your king-sized furniture and



offers a spacious 1½ bath ensuite along with a walk-in closet with built in storage. An in-suite laundry closet with stacking washer/dryer, convenient pantry/storage room, 2nd great sized bedroom and 4-piece bath with deep soaker tub and tile surround round out the units interior offerings. A separate storage locker and heated underground parking stall with bike rack comes with the unit. There's a car wash bay, onsite concierge and great security which are included in your condo fee which include ALL of your utilities (gas, electricity and water/sewer). As an added bonus, all residents get to enjoy a discounted membership at the Riverside fitness club and spa where you can play tennis, swim in the heated pool, or workout at the gym. Outdoor enthusiasts will love having the Bow River Pathways & bike Trails outside their front door and adventure seekers will love floating down the river or heading out to the mountains when the mood strikes with the Trans Canada highway not far off. When you live here you can enjoy walking to the quaint eateries like the Lazy Loaf and Kettle and grab an ice cream from Lick's or Angel's cafe on hot Summer days. The eclectic community of Bowness, Winsport, the U of C, University District (entertainment, restaurants and shopping), Market Mall, and the Children's/Foothills hospitals are all just minutes away. Commuters will love the easy access to downtown. Come take a look at this gorgeous unit and be prepared to fall in love!

Built in 1981

Essential Information

MLS® #	A2148680
Price	\$424,900
Sold Price	\$420,000
Bedrooms	2

Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,012
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	1407, 80 Point McKay Crescent Nw
Subdivision	Point McKay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 4W4

Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Parking, Secured Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Underground

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
# of Stories	21

Exterior

Exterior Features	Balcony, Courtyard, Tennis Court(s)
Construction	Brick, Concrete, Post & Beam

Additional Information

Date Listed	July 19th, 2024
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Date Sold	August 21st, 2024
Days on Market	33
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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