

305, 145 Point Drive NW

Calgary, Alberta

MLS # A2240036



\$269,900



Division:	Point McKay			
Type:	Residential/High Rise (5+ stories)			
Style:	Apartment-Multi Level Unit			
Size:	770 sq.ft.	Age:	1979 (46 yrs old)	
Beds:	1	Baths:	1	
Garage:	Assigned, Stall, Underground			
Lot Size:	-			
Lot Feat:	Views			
Heating:	Baseboard, Electric, Hot Water, Natural Gas		Water:	-
Floors:	Carpet, Linoleum		Sewer:	-
Roof:	Rubber		Condo Fee:	\$ 735
Basement:	-		LLD:	-
Exterior:	Brick, Concrete		Zoning:	DC (pre 1P2007)
Foundation:	-		Utilities:	-
Features:	Walk-In Closet(s)			
Inclusions:	None			

Location truly sets this property apart, with Market Mall and the Point View shops just minutes away. Public transportation is conveniently close, with quick access to Crowchild Trail, Memorial Drive, and Highway 1 West. The nearby river and scenic walking paths add to the appeal of this well-situated condo. This spacious one-bedroom, one-bathroom unit offers a functional and open layout. The living room and dining room flow seamlessly together, with the kitchen easily accessible from the dining area. The kitchen itself features abundant cabinetry and generous counter space, making it both practical and inviting. The bedroom is large and includes a walk-in closet, while an additional storage area houses the in-suite washer and dryer. Four piece bathroom is steps from the bedroom. The landing area provides extra room for flexibility and use. A private deck off the dining room offers a pleasant view, and floor-to-ceiling windows throughout the unit fill the space with natural light, creating an open and airy atmosphere. The condo comes with an assigned underground parking stall (88) and an additional storage unit (200). The building is secure, featuring 24-hour concierge service, a spacious lobby, a boardroom available for residents, and convenient access to a gym located next door.