



# 114 Point Drive Calgary Alberta

\$573,800

Welcome to this charming 4-level split townhouse, offering 1,306 square feet of comfortable living space with 2 bedrooms, 1.5 bathrooms, plus a den, in a fantastic location backing onto green space. As you step into the spacious tiled entryway, you'll find convenient access to the single attached garage, making daily routines seamless. The first level opens into a large, inviting living area, highlighted by a cozy wood-burning fireplace and hardwood flooring. Large windows flood the room with natural light, creating a bright and welcoming atmosphere. Step outside through the living area and enjoy your fully fenced backyard, complete with a stone patio, perfect for relaxing or entertaining. On the second level, you'll find a U-shaped kitchen with ample cupboard and counter space, perfect for meal preparation and storage. Adjacent to the kitchen is a cozy breakfast nook. A convenient two-piece powder room is also located on this level. The third level features a comfortable bedroom and a family room, offering additional space to unwind. Moving up to the fourth level, you'll find the primary retreat and a four-piece bathroom. The basement includes a laundry and utility room, along with extra storage space. Recent upgrades include fresh paint throughout. Situated in the desirable community of Point Mackay, this townhouse is just steps away from the Bow River's scenic walking and biking pathways. Enjoy proximity to Edworthy Park, Winsport, Market Mall, and the bustling University District, filled with shops, restaurants, and other amenities. With easy access to the Foothills Hospital, Alberta Children's Hospital, University of Calgary, and Westmount Charter School, the location offers both convenience and lifestyle appeal. A quick 10-minute drive takes you downtown, and access to the Rocky Mountains is just as effortless, making this home a perfect balance of urban livin...

2pc Bathroom 5.08 Ft x 4.58 Ft  
Den 8.17 Ft x 7.75 Ft  
Dining room 10.08 Ft x 8.67 Ft  
Kitchen 12.00 Ft x 11.00 Ft  
Bedroom 9.00 Ft x 12.58 Ft  
Family room 8.00 Ft x 15.50 Ft

4pc Bathroom 10.08 Ft x 5.00 Ft  
Primary Bedroom 11.00 Ft x 13.58 Ft  
Storage 6.00 Ft x 3.00 Ft  
Furnace 17.50 Ft x 15.00 Ft  
Foyer 6.92 Ft x 13.00 Ft  
Living room 17.33 Ft x 12.33 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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