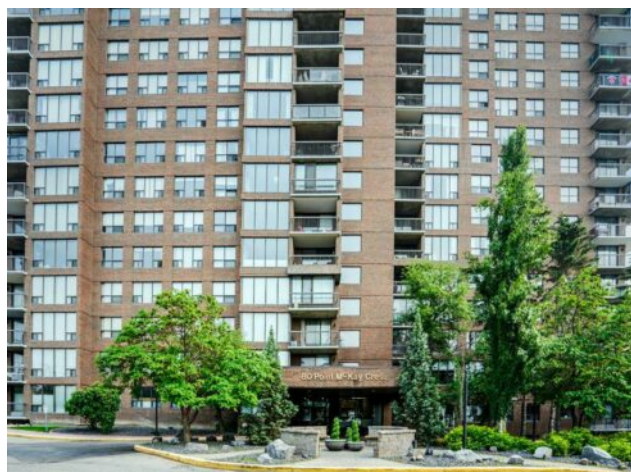


408, 80 Point McKay Crescent NW  
Calgary, Alberta

MLS # A2272915



## \$349,900

Division:	Point McKay		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,070 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 780
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

\*\*\*NEW PRICING \*\*\* One of the premier units with Incredible Value in Point McKay! This large corner unit is 1070 SQFT has 2 specious bedrooms and 2- full bathrooms and lots and lots of sun shine. The unit offers a smart and functional layout with floor-to-ceiling windows, and a sunny exposure that fills the home with natural light. The open-concept living and dining areas are perfect for entertaining, and the efficient kitchen includes a walk-in pantry/laundry for added convenience. The primary suite features a walk-in closet and private 3-piece ensuite, while the second bedroom is generously sized and steps from a full 4-piece bathroom. Move-in ready and available for quick possession, this well-maintained unit also includes a private storage locker and assigned underground heated parking with access to a car wash and vacuum bay. This adult-only (18+), pet-friendly building is professionally managed and offers full-time security/concierge, visitor parking, and direct access to the Riverside Club, with discounted memberships available for residents. Condo fees include ALL utilities (heating, electricity, water). Situated along the Bow River in the charming inner-city community of Point McKay, you'll enjoy easy access to pathways, parks, shops, cafes, and restaurants—plus you're minutes from downtown, University of Calgary, Foothills Hospital, and Alberta Children's Hospital. This is urban living at its best—Don't Miss Out!