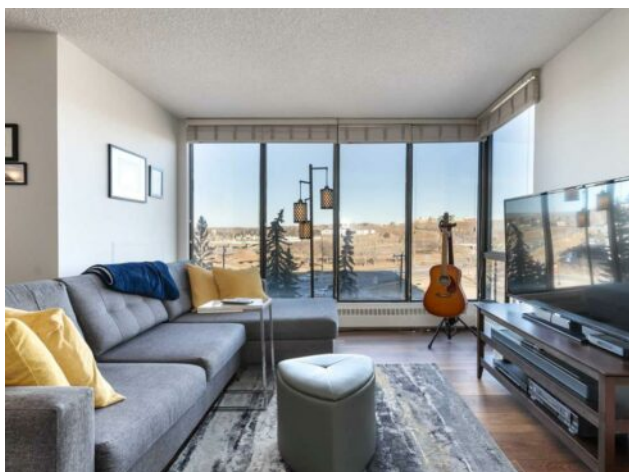


**605, 80 Point McKay Crescent NW  
Calgary, Alberta**

**MLS # A2284387**

# \$414,900



<b>Division:</b>	Point McKay		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,024 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 793
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Perched on the 6th floor of a well-maintained 18+ building in coveted Point McKay, this beautifully updated 2-bedroom, 2-bathroom condo offers over 1,024 sq ft of thoughtfully designed living space with stunning views of the Bow River right from your private balcony. Step inside to find wide vinyl plank flooring flowing throughout the home, complementing the bright, open-concept layout. The expansive living room features floor-to-ceiling windows that frame panoramic views and fill the space with natural light, seamlessly connecting to the dining area and a generous kitchen with stainless steel appliances and a convenient breakfast bar pass-through. Both bedrooms are impressively sized. The primary suite features its own 2-piece ensuite and a beautiful walk-in closet with custom built-ins, a true retreat. The second bedroom is equally generous with ample closet storage and its own views. Both bathrooms have been fully renovated, giving the home a fresh, modern feel throughout. Additional highlights include in-suite laundry, dedicated storage, and a spacious foyer with a coat closet. The location is hard to beat. Steps from the Bow River pathways, you'll enjoy year-round access to some of Calgary's best walking, running, and cycling trails. Point McKay offers a quiet, mature neighbourhood feel while being just minutes from the University of Calgary, Foothills Hospital, Market Mall, and a quick commute to downtown. Additionally, you can walk right from the building to the Riverside Spa and Fitness Club! Don't miss your chance to own this gem in Point McKay!