

**908, 80 Point Mckay Crescent NW  
Calgary, Alberta**

**MLS # A2179544**



**\$424,900**

<b>Division:</b>	Point McKay		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	1,022 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 759
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, Closet Organizers, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

**Inclusions:** TV Mount

Welcome to this beautifully located, updated CORNER UNIT on 9th floor of the highly coveted Riverside building (Tower 2). This stunning home offers a rare chance to live in an incredible building while enjoying life along the serene banks of the Bow River. Featuring over 1,000 SQUARE FEET of elegantly designed living space, this 2-bedroom, 1.5-bath gem has been thoughtfully modernized to provide both style and comfort. From the many WINDOWS, you'll be captivated by SWEEPING VIEWS of the Bow River Valley, Douglas Fir Trails, Edworthy Park, and the dazzling Downtown skyline. The CONCRETE CONSTRUCTION ensures a quiet, tranquil living experience—perfect for both day-to-day relaxation and peaceful nights. Units like this, with BREATHTAKING SCENERY and prime location, are truly a rare find. The spacious and sunlit master bedroom offers stunning views of the serene River Valley, complete with a walk-in closet and a private 2-piece ensuite for your convenience. A versatile second bedroom or den provides that extra space we all need, whether for guests, a home office, or a cozy retreat. The suite features the ultimate in convenience with in-suite laundry and a thoughtfully designed pantry/storage room to keep everything organized. For added practicality, you'll have your own secure storage area within the building, and parking is a breeze with a heated indoor stall that even includes a handy car wash area. As a resident, you'll enjoy access to the adjoining RIVERSIDE CLUB, which boasts a luxurious saltwater pool, a relaxing hot tub, a fully equipped gym, tennis courts, and a state-of-the-art Golf Academy—all available to you at discounted rates. The 24/7 concierge service ensures your comfort and peace of mind. And to top it all off, ALL UTILITIES ARE INCLUDED (heat, electricity and water) in your condo

fees&mdash;offering worry-free living at its finest! Don&rsquo;t miss your chance to make this exceptional home yours!