

# \$625,000 - 32, 10 Point Drive Nw, Calgary

MLS® #A2227298

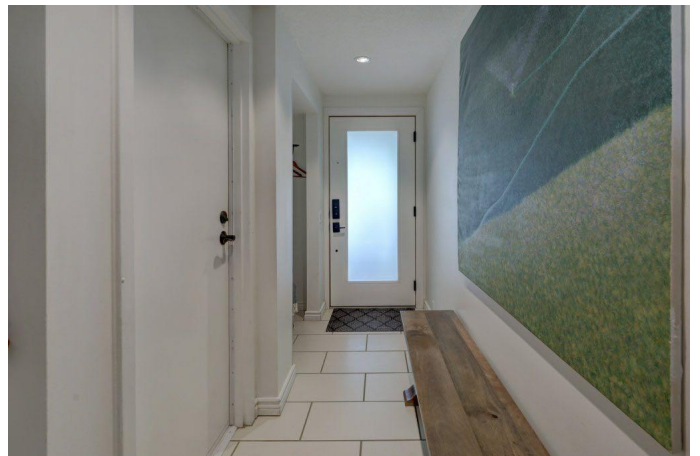
**\$625,000**

2 Bedroom, 2.00 Bathroom, 1,337 sqft

Residential on 0.00 Acres

Point McKay, Calgary, Alberta

OPEN HOUSE Cancelled. Tucked away in a peaceful, park-like setting in sought-after Point McKay, this stylish 2-BEDROOM+ DEN townhome delivers the perfect blend of thoughtful upgrades, functional design, and exceptional location – just minutes from the Bow River and its renowned pathway system. Step into the welcoming foyer where you™ll find access to your ATTACHED GARAGE and front closet. Up the first set of stairs, the sun-soaked living room welcomes you with hardwood floors, a cozy gas fireplace, and large sliding glass doors that open to your PRIVATE/FENCED BACKYARD oasis. The second level features a tastefully updated kitchen complete with granite countertops, sleek tile backsplash, and stainless steel appliances opening to your spacious dining area – perfect for hosting or everyday meals. Just off the kitchen, a cozy reading nook or den offers an inviting space for your morning coffee or an evening unwind. A convenient 2-piece bathroom rounds out this level. On the third level, you'll find a versatile flex room with sliding doors – perfect for a home office, media room, craft room or play space – along with a second bedroom that overlooks the peaceful, tree-lined surroundings. On the 4th level, the primary retreat feels like a true escape, featuring large windows, a full wall of closet space, and a beautifully finished 5-piece ensuite bathroom. This unit has recently been updated with a NEW FURNACE, NEW WINDOWS, & A NEW GARAGE + FRONT



DOOR and is one of the few in the complex with AIR CONDITIONING – a rare and valuable feature. The unfinished basement includes laundry and abundant storage space, while the attached garage adds even more convenience.

Just steps away, you'll find outdoor tennis courts and the Riverside Club, offering a full range of amenities including swimming, fitness classes, tennis, a spa, golf, and more – everything you need for an active, balanced lifestyle. Enjoy a 15-minute bike ride to downtown, with easy access to the Bow River for canoeing, kayaking, or exploring kilometres of scenic pathways. You're also just minutes to Edworthy Park, schools, great local restaurants, and a short drive to Highway 1 and the Rocky Mountains for your next weekend adventure.

Whether you're a professional couple, retiree, or first-time buyer – this updated Point McKay townhome has it all.

Built in 1980

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2227298      |
| Price          | \$625,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,337         |
| Acres          | 0.00          |
| Year Built     | 1980          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 5 Level Split |
| Status         | Active        |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 32, 10 Point Drive Nw |
| Subdivision | Point McKay           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3B 4W2               |

### **Amenities**

|                |                                                    |
|----------------|----------------------------------------------------|
| Amenities      | Park, Parking, Picnic Area, Trash, Visitor Parking |
| Parking Spaces | 2                                                  |
| Parking        | Single Garage Attached                             |
| # of Garages   | 1                                                  |

### **Interior**

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home                                                                        |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                             |
| Cooling           | Central Air                                                                                                            |
| Fireplace         | Yes                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                      |
| Fireplaces        | Gas                                                                                                                    |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Full, Unfinished                                                                                                       |

### **Exterior**

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                    |
| Lot Description   | Back Yard, Low Maintenance Landscape, See Remarks |
| Roof              | Asphalt                                           |
| Construction      | Stucco, Wood Siding                               |
| Foundation        | Poured Concrete                                   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 6th, 2025  |
| Days on Market | 10              |
| Zoning         | DC (pre 1P2007) |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.