

# \$540,000 - 34, 10 Point Drive Nw, Calgary

MLS® #A2245658

**\$540,000**

2 Bedroom, 2.00 Bathroom, 1,388 sqft

Residential on 0.00 Acres

Point McKay, Calgary, Alberta

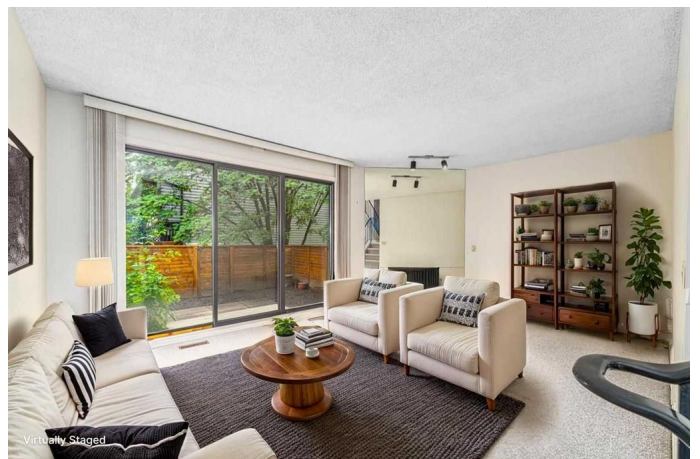
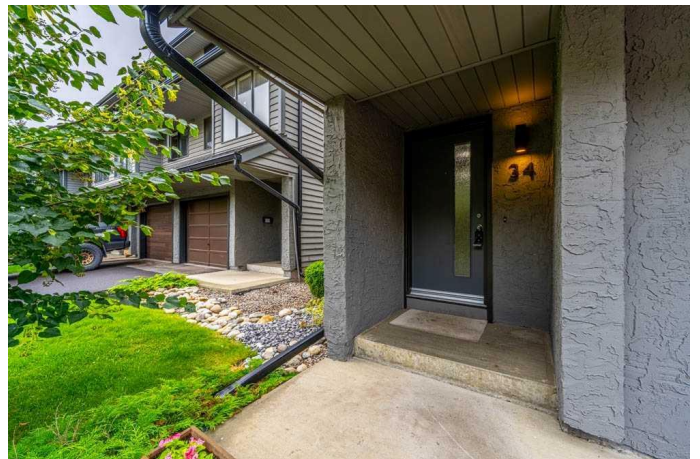
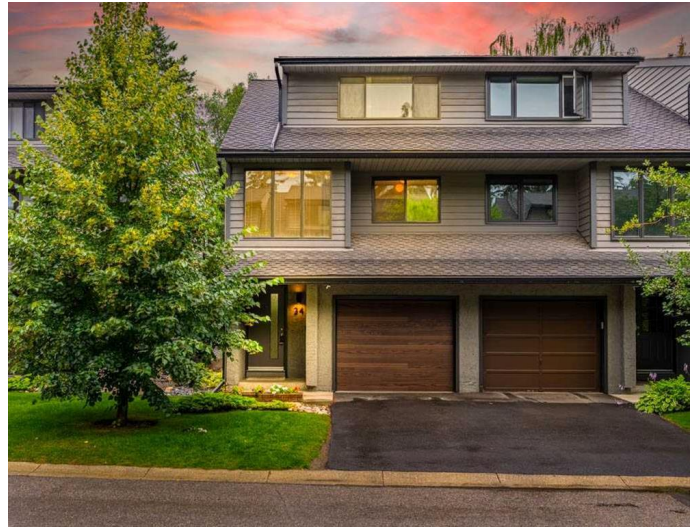
Welcome to this spacious and stylish 5-level split townhome, perfectly located near everything Calgary has to offer! With 2 bedrooms, 1.5 bathrooms, a bonus room and 1,388 square feet of thoughtfully designed living space, this corner unit delivers comfort, privacy, and convenience in one. Bring your creativity and vision to transform this home into something truly spectacular.

The main living area boasts a cozy wood-burning fireplace and large windows that fill the space with natural light. The kitchen flows effortlessly into the dining area, ideal for both casual meals and entertaining guests.

Upstairs, you'll find two generously sized bedrooms, while the multiple split levels give the home a unique and spacious feel. The south-facing, fully fenced backyard is perfect for gardening, relaxing in the sun, or enjoying direct access to the green space behind.

Parking is a breeze with your single attached garage plus a second spot on the driveway. And location? It couldn't be better—minutes to U of C, SAIT, Foothills and Children's Hospitals, downtown, Canada Olympic Park, and an endless network of biking and walking trails. You're also just a quick hop onto the highway for easy escapes to Banff and K-Country.

This rare find combines a fantastic layout,



unbeatable location, and a touch of nature  
right out your back door”everything you  
need to love where you live!

Built in 1980

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2245658      |
| Price          | \$540,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,388         |
| Acres          | 0.00          |
| Year Built     | 1980          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 34, 10 Point Drive Nw |
| Subdivision | Point McKay           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3B 4W2               |

**Amenities**

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Visitor Parking                                      |
| Parking Spaces | 2                                                    |
| Parking        | Driveway, Garage Faces Front, Single Garage Attached |
| # of Garages   | 1                                                    |

**Interior**

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                       |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |

|                 |                     |
|-----------------|---------------------|
| Heating         | Forced Air          |
| Cooling         | None                |
| Fireplace       | Yes                 |
| # of Fireplaces | 1                   |
| Fireplaces      | Wood Burning        |
| Has Basement    | Yes                 |
| Basement        | Unfinished, Partial |

## Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior Features | Garden                                                                         |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Corner Lot, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                                                |
| Construction      | Wood Frame, Wood Siding                                                        |
| Foundation        | Poured Concrete                                                                |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 34               |
| Zoning         | DC (pre 1P2007)  |

## Listing Details

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

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