



GRASSROOTS
REALTY GROUP

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**397 Point McKay Gardens NW
Calgary, Alberta**

MLS # A2225151



\$700,000

Division:	Point McKay		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,522 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 649
Basement:	Finished, Partial	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: All 3 TVs and mounts, Basement Refrigerator.

Welcome to 397 Point McKay Gardens NW — a fully renovated, move-in ready townhome in one of Calgary’s most beloved inner-city communities. Inside, a bright entryway sets the tone for this warm and airy home. The cozy family room is filled with natural light from large windows and opens directly onto an elevated balcony, perfect for relaxing among the trees. A gas fireplace adds warmth and ambiance, making this space as inviting as it is stylish. The kitchen is clean, bright, and beautifully upgraded, featuring stainless steel appliances, a central island, breakfast bar, and sleek, durable countertops that complement the modern aesthetic. The adjacent dining area is ideal for entertaining, and a designer powder room makes a bold statement with unique wallpaper and ornate gold fixtures. Upstairs, you’ll find three bedrooms, including a spacious primary suite that has been reimagined with a walkthrough closet and a stunning renovated ensuite, complete with a luxury tiled shower. The main 4-piece bathroom has also been tastefully updated. The finished basement offers even more versatility, including a standout feature: a secret bookcase door that opens to a hidden bonus room—complete with an extra fridge and endless potential as a home bar, games room, or creative retreat. A heated, single-attached garage adds year-round comfort. This home is ideally located just steps to the Bow River Pathway, tennis courts, Riverside Club, and local gems like LICs Ice Cream and Lazy Loaf & Kettle. With quick access to downtown, Foothills Hospital, and the mountains, this is a rare opportunity to own a truly unique and thoughtfully updated home in sought-after Point McKay. See this one today—there’s nothing else like it.

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