



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**3818 Point McKay Road NW
Calgary, Alberta**

MLS # A2232738



\$748,800

Division:	Point McKay		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,382 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Heated Garage, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Close to Clubhouse, Garden, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 574
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Pantry, Vinyl Windows		
Inclusions:	None		

Open House, Sunday June 22, 2:00 to 4:00. Discover upscale living in the heart of Point McKay—an idyllic riverside community just minutes from downtown Calgary. This impeccably remodeled townhome blends sophisticated design with everyday comfort. The expansive living room boasts soaring ceilings and a striking feature-wall fireplace, while the custom chef’s kitchen impresses with floor-to-ceiling cabinetry, a massive island, premium appliances, and dedicated dining space. A spacious pantry/laundry room and elegant two-piece bath complete the main living area. Upstairs, the primary suite has been transformed into a serene retreat with a walk-in closet and spa-inspired 4-piece ensuite. Two additional bedrooms and a beautifully updated main bath complete the upper floor. The partial basement offers bonus storage, and the heated garage is equipped with custom built-ins for added convenience. Extensive upgrades include: new windows, flooring, paint, furnace, water heater, fireplace, all-new kitchen and bathrooms, plus custom built-ins and designer ceiling fans throughout. Don't miss your chance to view this beautiful home.