



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2232738**



**\$735,000**

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

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

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.