



GRASSROOTS
REALTY GROUP

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3841 Point McKay Road NW
Calgary, Alberta

MLS # A2265055



\$779,000

Division:	Point McKay		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,522 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Landsc		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 594
Basement:	Finished, Partial	LLD:	-
Exterior:	Brick, Stucco, Wood Frame, Wood Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Recreation Facilities		

Inclusions: n/a

Nestled along the Bow River, this elegantly reimagined 3-bed, 2.5-bath townhome in prestigious Point McKay seamlessly blends modern comfort with natural serenity. Rare and highly sought after, these park-front units offer an unparalleled connection to the river pathway, Edworthy Park, The Riverside Sport Club, racquet courts, and beloved local caf  s and restaurants. The sophisticated four-level split design features soaring ceilings, expansive park-facing windows, and a sleek gas fireplace with a custom copper mantle. The renovated kitchen impresses with granite counters, ceiling-height cabinetry, stainless steel appliances, a spacious pantry and laundry room, and heated tile floors extending through the front hall. Originally transformed in a substantial 2008 renovation, the home has since enjoyed further updates in 2022, including a full repaint, new ensuite, carpet, custom wardrobes, new dishwasher, gas range, and hot water tank (2024). Upstairs, the tranquil primary retreat offers vaulted ceilings, a cozy reading nook, walk-in closet, and peaceful river views. Two additional bedrooms and an updated bath complete the upper level. The finished lower level provides a versatile entertainment space ideal for music or movies, while the attached garage ensures year-round convenience. Outdoors, a private west-facing composite patio is surrounded by mature trees and showcases one of the best views in the NW—perfect for enjoying evening light and quiet moments. With quick access to downtown, Foothills Hospital, Market Mall, the University of Calgary, and the mountains, this rare Point McKay offering delivers the ideal balance of tranquility, sophistication, and connectivity.