



**GRASSROOTS**  
REALTY GROUP

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

**219 Point McKay Terrace NW**  
**Calgary, Alberta**

**MLS # A2274805**



**\$560,000**

<b>Division:</b>	Point McKay		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,470 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Front Drive, Garage Faces Front, Heated Garage, Off Street, Single		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, See Remarks, Street Lighting, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 425
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Laminate Counters, Pantry, See Remarks, Walk-In Closet(s)		

**Inclusions:** Furnace in Garage and Main Furnace Humidifier in "AS IS" condition.

\*OPEN HOUSE Sunday, Dec 14 2-4pm\* Well cared for and featuring a rare and coveted two-storey floorplan, this Point McKay townhome offers an amazing opportunity to own in one of Calgary's most sought after communities. A large entryway welcomes you inside. To your right, the kitchen is a mix of original elements like oak cabinetry with newer appliances, and is sure to spark your remodel dreams. A floating corner desk is an ideal command central, and a full pantry adds to this functional room. Take a break with your favourite beverage in the breakfast nook, or head into the dining area, where the layout is a breathtaking combination of natural light and architectural details as you step down into the living room. Beautiful original hardwood throughout the level adds a warm, homey feel. An original, wood-burning fireplace has the perfect retro-chic aesthetic, complete with a brick hearth and oak mantle. Floor to ceiling windows face southwest, giving you tons of sunlight throughout the day. Sliding glass doors step out to a spacious deck that's ready for al fresco meals in the warm months. The final piece is a powder room in the hall to complete the level. Upstairs, the primary bedroom is a perfect canvas for your updates. Ready with a walk-in closet, full ensuite, and a balcony, you will instantly fall in love with this serene retreat. Two more generous bedrooms share a renovated main bathroom, where a sleek tiled shower is the star with both rainfall and angled spray and a bench. In the unfinished basement, your ideas can take root. A laundry area and tidily arranged utility section make it easy to add your ideal living spaces. The single-attached garage has a dedicated furnace, perfect for frost-free parking and year-round hobbies. Outside, the back deck is surrounded by mature trees and backs onto the courtyard pathway, giving your

outdoor living area a wonderfully private feel. This community's phenomenal locale along the Bow River gives you access to hours of enjoyment, with area pathways and parks just steps from your door. Commuters can get downtown quickly by car or by bike, and proximity to Foothills and the Alberta Children's hospitals as well as the University make this central location excellent for medical and education professionals. Also in walking distance, some of the city's restaurant gems are sure to become your go-to, like the Lazy Loaf and Kettle or LICs Ice Cream. Nearby restaurant hotspots like trendy Kensington are only a few minutes' drive, or you can be passing the city limits headed to the mountains in under ten minutes for all your favourite snow sports and alpine adventures. Ready to make your design inspo, and your lifestyle goals, a reality? See this one today!