



GRASSROOTS
REALTY GROUP

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

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

MLS # A2275896



\$829,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Point McKay | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,431 sq.ft. | Age: | 1978 (47 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Greenbelt, Landscaped, Level, L | | |

| | | | |
|--------------------|---|-------------------|----------|
| Heating: | Central, Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Rubber | Condo Fee: | \$ 649 |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | M-CG d44 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Beamed Ceilings, Bookcases, Built-in Features, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan | | |
| Inclusions: | Water filtration under kitchen sink, electric patio heater | | |

LOCATION! LOCATION! LOCATION! A gorgeous and **PROFESSIONALLY** renovated Two Story, **FOUR BEDROOM**, **END UNIT** backing onto the **BOW RIVER GREENSPACE** with **CENTRAL AIR CONDITIONING & HEATED SINGLE CAR ATTACHED GARAGE!!** The main floor has been opened to allow for easy transition between the modern kitchen (with top-of-the-line appliances), the spacious dining room and the living room complete with new custom ceiling beams, shiplap ceiling detail with new pot lights as well as a cozy fireplace. The wide garden doors allow for loads of light to shine in and opens out to a 19' x 10' deck with newly installed artificial turf & gas bib for bbq which overlooks the **RIVER, BIKE and WALKING PATHS** that lead you to **CAFES, EDWORTHY PARK & DOWNTOWN!** The floors have been completely redone with new luxury vinyl planking. Baseboards have been recently replaced throughout the entire condo as well as the home has been recently professionally painted. On the way to the second level is a custom built-in desk making excellent use of space and there are matching custom cabinets at the top of the stairs. The second floor features a spacious primary bedroom with a new feature wall, renovated closet with barn door, a 3-piece ensuite, plus two additional bedrooms and a 4-piece bath. The lower level has a new **RARELY** seen, **CUSTOM BUILT 4TH BEDROOM & 3-PIECE BATH** for your guests as well as a laundry area with **CALIFORNIA CLOSET & NEW WASHER & DRYER**. There are just too many new upgrades to mention in these public remarks so we've included a separate list of upgrades which you can find in the supplement section. Don't miss out on this fantastic home with a **PERFECT LOCATION and FLOOR PLAN!!**

Copyright (c) 2025 . Listing data courtesy of Charles. Information is believed to be reliable but not guaranteed.