



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

MLS # A2289019



\$720,000

Division:	Point McKay		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,599 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Single Gar		
Lot Size:	0.00 Acre		
Lot Feat:	Backs on to Park/Green Space, Greenbelt, Landscaped, Low Maintenance La		

Heating:	Forced Air	Water:	Public
Floors:	Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 643
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, French Door, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Storage		
Inclusions:	n/a		

OPEN HOUSE SUNDAY MARCH 1ST FROM 11AM-3PM! Check out our 24/7 Virtual Open house...Tucked into the sought-after community of Point McKay, just steps to the Bow River and pathway system, this beautifully renovated 3-bedroom, 2.5-bath townhome offers the perfect blend of style, function, and location. With almost 1600 sq ft above grade plus a 300+ sq ft finished lower level, this move-in-ready home has been thoughtfully updated from top to bottom including 8mm luxury vinyl plank flooring throughout and an attached single garage for everyday convenience. The living room features sleek glass railings, soaring ceilings and a cozy gas fireplace anchoring the room. Off the living room, step out onto the rear deck overlooking a peaceful greenspace—a private, calming backdrop that’s perfect for morning coffee or unwinding after a long day. The redesigned kitchen is a standout—finished with quartz countertops, high-quality cabinetry with dovetail joints and soft-close hardware, a custom hood fan, apron sink, built-in microwave, high-end hardware, and brand-new appliances, including an additional beverage fridge for effortless entertaining. Upstairs, you’ll find a spacious primary retreat complete with custom-built closets and an updated ensuite, plus two additional bedrooms, each with custom closet systems, and an additional full bathroom. Downstairs, the finished lower level provides tons of extra living space, including a large rec room—ideal for a media room, gym, play area, or home office setup. Other important updates include newer triple-pane windows throughout most of the home and a brand-new hot water tank for added peace of mind. Enjoy unbeatable access to downtown, Foothills Hospital, the University of Calgary, and quick routes west to the mountains—while having endless outdoor

recreation literally at your doorstep on the Bow River Pathway System. Stylish, turnkey, and exceptionally located—this is Point McKay living at its best.