



**42 Point Drive NW
Calgary, Alberta**

MLS # A2293039



\$699,900

Division:	Point McKay		
Type:	Residential/Five Plus		
Style:	5 Level Split		
Size:	1,368 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Additional Parking, Driveway, Garage Faces Front, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance L		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 463
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recreation Facilities, Storage, Walk-In Closet(s)

Inclusions: shoe storage, sconce lighting, mirrors in bathrooms and front entrance, TV Mounts

Hello, Gorgeous! Welcome to 42 Point Drive NW in the sought-after river community of Point McKay. This beautifully renovated townhome offers 1,368 sq ft of above-grade living space with 2 bedrooms and 3 bathrooms in a thoughtfully designed multi-level layout. Backing directly onto peaceful greenspace with a west-facing outdoor area, this home offers rare privacy while being just steps from the Bow River pathway system and minutes to downtown Calgary. Inside, extensive upgrades create a modern and comfortable interior, including a custom chef's kitchen with designer drawer layout, newer appliances with induction stove, luxury vinyl flooring throughout, and stylish designer lighting. The bright living area features a tiled gas fireplace and large triple-glazed windows that bring in abundant natural light, while a sliding patio door provides seamless access to the outdoor space. Upstairs, two spacious bedrooms include a primary retreat with walk-in closet and a beautifully appointed ensuite featuring heated floors and high-end fixtures. Mechanical and infrastructure updates include all new plumbing with copper removed, triple-glazed windows and patio door, updated furnace, hot water on demand, electrical upgrades, smart thermostat, and hardwired smoke detectors. The unfinished basement provides additional storage and future potential. Additional features include an attached garage, custom built-ins, wine storage, and landscaped front garden with perennials. Located in one of Calgary's most unique inner-city communities, this home offers easy access to river pathways, parks, Foothills Hospital, the University of Calgary, and downtown, making it an ideal opportunity for professionals, downsizers, or anyone seeking an active lifestyle close to nature and the city.