



**77 Point Drive NW
Calgary, Alberta**

MLS # A2293043



\$639,900

Division:	Point McKay		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,600 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Level, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 649
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, See Remarks, Storage		

Inclusions: N/A

Tucked along the banks of the Bow River in the highly sought-after community of Point McKay, this beautifully updated residence offers a rare blend of inner-city convenience and nature-rich living. Just minutes to downtown, Foothills and Children’s Hospitals, the University District, and major transportation routes, the location offers both accessibility and ease. Step outside your door to an expansive network of river pathways, ideal for walking, biking, bird watching, and enjoying the surrounding landscape. In the warmer months, float the Bow and step out just moments from home, or visit the beloved Lazy Loaf & Kettle to connect with neighbours in this exceptionally friendly, tight-knit community. From the moment you arrive, the entryway sets a thoughtful tone, recently re-tiled to create a clean, durable, and design-forward transition into the home. Beyond, natural light pours through oversized windows, casting soft shadows across newly refinished oak hardwood floors and creating a warmth that carries effortlessly throughout the space. The main level unfolds with an easy, open flow, anchored by a beautifully updated kitchen that balances clean, modern lines with everyday function. Crisp tile backsplash, updated appliances, new quartz countertops, and an extended island with integrated storage create a true gathering space, while under-cabinet lighting adds both ambiance and intention. Sight lines extend seamlessly into the dining and living areas, where a striking stone fireplace introduces texture and a sense of grounded comfort. Upstairs, comfort continues with all new carpeting and a fully renovated primary ensuite, complete with new tile, fixtures, bath, and sinks, creating a private, spa-inspired retreat. A custom walk-in closet adds a layer of elevated functionality, designed with everyday ease in mind. The fully developed lower level extends the living

experience, featuring a bathroom with a built-in steam shower, bringing a restorative, wellness-focused element into the home. A cleverly reimagined cold room now serves as an exceptional storage space, perfectly suited for organizing seasonal gear and ski equipment. One of the home's most compelling features is its connection to the outdoors. Just off the main living space, sliding doors open onto a charming, sun-filled patio, an intimate and inviting extension of the home. Framed by mature trees and newly added flower beds, it's a space that naturally becomes a favourite, whether gathering with friends, enjoying a quiet coffee, or unwinding at the end of the day in a setting that feels both private and peaceful. It's a rare outdoor retreat that truly enhances daily living. Further peace of mind comes from recent condo board updates, including a new roof and eavestroughs. This is a home that offers more than just beautiful updates, it offers a lifestyle. One where nature, community, and city access come together in a way that feels effortless, balanced, and deeply rewarding.