



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

MLS # A2293763



\$850,000

Division:	Point McKay		
Type:	Residential/Four Plex		
Style:	4 Level Split		
Size:	1,511 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Heated Garage, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Green		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 645
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: none

****Open House Sat March 28, 1-3pm**** Welcome to one of the most coveted and rarely offered riverfront residences in Point McKay where luxury, privacy, and nature converge. Perfectly positioned along the Bow River, this exceptional townhome offers unobstructed, tranquil river views through expansive windows that flood the space with natural light. Step out onto your oversized private deck and immerse yourself in a serene, park like setting with direct access to Calgary’s renowned river pathway system, an unparalleled lifestyle right at your doorstep. This beautifully reconfigured, and extensively renovated residence offers an expansive and open concept layout, featuring 2 generously sized bedrooms (originally three, thoughtfully redesigned to enhance living space) and 2.5 bathrooms. The home showcases tasteful upgrades throughout, creating a sophisticated yet comfortable atmosphere ready to be personalized to your vision. Enjoy the convenience of a heated attached garage, along with exclusive access to premium resident amenities, including a private fitness facility, spa, and indoor golf practice area. Just steps away, you’ll find a tennis court, and across the pedestrian bridge, the natural beauty of Edworthy Park awaits. Despite its peaceful setting, this home is only minutes from downtown Calgary, major shopping destinations, and nearby hospitals, offering the perfect balance of urban convenience and riverside tranquility. This is a rare opportunity to own a truly exceptional riverfront property in one of Calgary’s most desirable inner city communities.