



**60 Point Drive NW  
Calgary, Alberta**

**MLS # A2300197**



**\$625,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Point McKay  |               |                   |
| <b>Type:</b>     | Residential/Four Plex  |               |                   |
| <b>Style:</b>    | 5 Level Split  |               |                   |
| <b>Size:</b>     | 1,378 sq.ft.   | <b>Age:</b>   | 1980 (46 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Ga   |               |                   |
| <b>Lot Size:</b> | -  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Landscaped, |               |                   |

|                    |  |                   |                 |
|--------------------|--|-------------------|-----------------|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas  | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Ceramic Tile, Vinyl Plank  | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 462          |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Cement Fiber Board, Stucco   | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Built-in Features, Closet Organizers, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s) |                   |                 |

**Inclusions:** NA

Open House! April 10 from 5 - 7pm & April 11 from 2 - 4 pm ... Hello, Gorgeous! Welcome to 60 Point Drive NW in the desirable community of Point McKay. This updated townhouse offers 3 bedrooms plus a versatile den, 2.5 bathrooms, and 1,591 total developed sq ft of living space with a functional multi-level split layout. The main living area is bright and inviting with large windows, updated vinyl plank flooring, and a renovated kitchen that flows into the dining and living spaces. A gas-start wood-burning fireplace adds warmth and character. Upstairs features a spacious primary bedroom along with additional bedrooms and a full bathroom, offering flexibility for family, guests, or a home office. The fully developed lower level includes a den, additional bathroom, and extra living space. Recent updates include new windows and patio door, renovated kitchen, updated flooring, and a heated attached garage. One of the standout features of this property is the private fenced backyard backing onto green space, a rare offering in this style of home. Located steps from the Bow River pathways and close to downtown, Foothills Hospital, the University of Calgary, Market Mall, and major routes, this home offers convenient access to amenities while being tucked into a quiet, established community.