



**561 Point McKay Grove NW
Calgary, Alberta**

MLS # A2302400

\$739,900



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|------------------|---|---------------|-------------------|
| Division: | Point McKay | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 Level Split | | |
| Size: | 1,564 sq.ft. | Age: | 1980 (46 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Guest, Off | | |
| Lot Size: | - | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap | | |

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|--------------------|--|-------------------|-----------------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl | Sewer: | - |
| Roof: | Cedar Shake | Condo Fee: | \$ 492 |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Wood Frame, Wood Siding | Zoning: | DC (pre 1P2007) |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: Fridge, stove, microwave, dishwasher, washer & dryer, all window coverings, garage opener & 1 remote, coat hooks at front door, 3 white planters on wall in kitchen, furniture negotiable (3 bar stools, dining room table & 4 chairs, living room couch & 2 living room chairs, living room coffee table, double bed frame & Endy mattress in primary bedroom)

Completely renovated from top to bottom, this high-quality, stylish townhouse offers a rare blend of modern design, thoughtful upgrades, and an unbeatable location with greenspace behind and just one row from the scenic pathways of the Bow River. Featuring a single attached garage with brand-new epoxy flooring and a driveway, this home has been refreshed throughout, including all new windows, creating a truly move-in ready experience. Inside, the main level impresses with a dramatic 2-storey ceiling in the living room, anchored by a cozy gas fireplace and finished with durable LVP flooring, while patio doors lead to a private, FULLY FENCED BACKYARD. The adjacent kitchen and dining area are equally striking, showcasing beautiful updates with a large island with breakfast bar, stainless steel appliances including an oven that has barely been used, stone countertops and backsplash, custom cabinetry, floating open shelves, a large walk-in pantry, and a charming bay window with cafe-style seating, perfect for morning coffee or a work-from-home nook. The dining space features a custom built-in bench, adding both style and function. Also on this level, the show-stopping half bathroom is beautifully finished with tile flooring, granite countertops, bold black walls, and unique, modern design details with updated fixtures throughout. Upstairs, you will find 3 well-sized bedrooms and 2 full bathrooms, including a spacious primary retreat with a large walk-in closet complete with built-ins, new window coverings, and a private, treed outlook with mature evergreens. The ensuite offers double sinks, granite counters, tile flooring, and a large, gorgeous tiled shower, while the secondary bathroom includes a tub/shower combo and granite countertops. The fully finished basement extends your living space with LVP flooring, laundry, a flex room, and convenient

under-stair storage. A welcoming front patio sitting area adds to the home's charm, while the surrounding community offers a unique, nature-filled setting with mature trees throughout, easy access to downtown, the Children's Hospital, the Foothills Hospital, and quick routes west to the mountains - making this an exceptional opportunity for those seeking both lifestyle and location. The maintenance fees are some of the lowest in the neighbourhood!