



**3822 Point McKay Road NW
Calgary, Alberta**

MLS # A2141078



\$624,900

Division:	Point McKay		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,431 sq.ft.	Age:	1977 (47 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Other, See Remarks		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 551
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Pantry, Quartz Counters, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: - work bench in garage, keys and garage fob

Experience the tranquility of riverside living in the heart of Calgary's coveted Point McKay neighborhood! Nestled just steps away from the Bow River, tennis courts, and Edworthy Park, this meticulously maintained townhome offers the epitome of urban convenience and natural beauty. Boasting 3 bedrooms and 2.5 baths, this renovated gem caters to anyone from families to those looking to retire in a beautiful location. Step into a renovated haven where the main floor welcomes you with a spacious kitchen featuring ample storage and cabinet space, complemented by a convenient laundry room that can double as a pantry. Entertain effortlessly in the open-concept dining/living area, looking out to a peaceful, mature courtyard. Upstairs, find a generously sized master bedroom with its own private balcony, 3-piece ensuite, and walk-in closet. Two additional bedrooms and a 4-piece bathroom complete the upper level. With a desirable 2-storey layout, the full-size basement provides extra versatility and functionality. Over \$90k in renovations completed in 2017, including updated kitchen, flooring, bathrooms, lighting fixtures, furnace, hot water tank, and much more to ensure modern comfort and style. This prime location is also near key facilities such as the Foothills Hospital, Alberta Children's Hospital and the University of Calgary. Don't miss your chance to own a piece of Point McKay's charm and elegance. Schedule your private viewing today and embrace the pride of ownership in this exquisite townhome!