



39 Point Mckay Crescent NW Calgary, Alberta

MLS # A2216413



\$669,900

Division: Point McKay Residential/Five Plus Type: Style: 3 (or more) Storey Size: 1,534 sq.ft. Age: 1980 (45 yrs old) **Beds:** Baths: 1 full / 1 half Garage: Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, G Lot Size: Lot Feat: Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Low Ma

Heating:	Forced Air	Water:	-		
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-		
Roof:	Cedar Shake	Condo Fee:	\$ 478		
Basement:	Finished, Partial	LLD:	-		
Exterior:	Wood Frame, Wood Siding	Zoning:	DC		
Foundation:	Poured Concrete	Utilities:	-		
Features:	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)				

Inclusions: Refrigerator, stove, microwave, dishwasher, washer & dryer, blinds and curtain rods, garage door opener & 1 remote, dining room wall-mounted cabinetry, kitchen island, floating shelves in office

BACKING ONTO BOW RIVER | Welcome to this beautifully updated, extremely WELL-BUILT 3-bedroom, 1.5-bathroom townhouse in the highly sought-after riverside community of Point McKay, offering a rare opportunity to back directly onto the Bow River and its scenic pathway system. This move-in-ready home features freshly painted walls, refinished ceilings, hardwood flooring, and a thoughtfully designed layout with a bright living room that boasts soaring 2-storey ceilings, large windows, and a cozy wood-burning fireplace that fills the space with warmth and natural light. The stunning kitchen is ideal for everyday living and entertaining, with quartz countertops, stainless steel appliances, a generous walk-in pantry, a central island with a breakfast bar, and cabinetry with some open shelving. The open-concept dining area overlooks the living room for a stylish, airy feel, and a sunny patio off the living room provides a perfect spot to enjoy morning coffee, evening sunsets, or a BBQ with friends! Access to the incredible river trail system is right out your back gate - truly a life-changing feature. Upstairs, the oversized primary bedroom offers a serene retreat, featuring 2 closets, enough space for an office, and access to the full bathroom. The top floor also includes 2 additional bedrooms, both with river views, and a well-appointed full bathroom with separate tub, separate shower, tile flooring and quartz countertops. A convenient main-floor powder room, an oversized single attached garage with drivweay, and a basement with abundant storage space and laundry complete the home. Additional upgrades include modern lighting, fresh paint, new bathroom mirrors, and a functional layout designed for both comfort and style. All of this in an unbeatable location near Foothills and Alberta Children's Hospitals, University of Calgary, downtown, tennis courts, and beloved

local spots like the Lazy Loaf living with a natural backdrop neighbourhoods.	& Kettle. Imagine floating - don't miss your	down the river on a h chance to own a river-	ot summer's day, right of facing home in one of C	out your back door! This is urban calgary's most desirable
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