

## 391 Point McKay Gardens NW Calgary, Alberta

**MLS # A2212491**



# \$565,000

<b>Division:</b>	Point McKay		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,577 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Laminate
<b>Roof:</b>	Rubber
<b>Basement:</b>	Partial, Partially Finished
<b>Exterior:</b>	Brick, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Animal Home, No Smoking Home, Separate Entrance

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 662
<b>LLD:</b>	-
<b>Zoning:</b>	M-CG
<b>Utilities:</b>	-

**Inclusions:** Central vacuum "as is", humidifier "as is"

WELCOME TO 391 POINT MCKAY GARDENS NW, a bright and well-maintained townhome tucked into one of Calgary's most desirable riverfront communities. Just steps from the BOW RIVER PATHWAY, this home offers the perfect balance of nature, convenience, and inner-city living. Inside, you'll find a welcoming living space with EXTRA WINDOWS and a cozy WOOD-BURNING FIREPLACE WITH A LOG LIGHTER, adding character and warmth, perfect for Calgary winters. A CLEVERLY PLACED NOOK ON THE STAIR LANDING makes a great home office, study space, or reading corner. Sliding doors open to a PRIVATE DECK surrounded by mature trees, and the home is conveniently located RIGHT NEXT TO VISITOR PARKING. Upstairs, the primary suite features REAL HARDWOOD FLOORS and an UPDATED ENSUITE with a WALK-IN TILED SHOWER. Two additional bedrooms and a full bathroom offer flexibility for family, guests, or hobbies. The ATTACHED OVERSIZED, HEATED GARAGE AND BASEMENT STORAGE provide added convenience and room for all your gear. Point McKay residents enjoy unmatched access to the river, with walking and biking trails, parks, tennis courts, and the Riverside Club just moments away. You're minutes to downtown, the Foothills and Children's Hospitals, University of Calgary, Market Mall, and neighbourhood favourites like LICS Ice Cream and Lazy Loaf & Kettle. Whether commuting, relaxing, or heading west to the mountains, this location truly has everything.