

\$720,000 - 394 Point McKay Gardens Nw, Calgary

MLS® #A2110070

\$720,000

3 Bedroom, 3.00 Bathroom, 1,541 sqft

Residential on 0.00 Acres

Point McKay, Calgary, Alberta

***OPEN HOUSE SUNDAY March 3rd
130-430pm ** Hosted by Jason Streich - Point
McKay Expert since 1997

Newly
renovated and utterly exquisite, this Point
McKay townhome features exceptional design
and

upscale finishes that will catch your eye and
capture your heart. Every inch of this home
has been

remodeled; there are over \$100,000 in custom
elements. A covered front porch opens to a large
entryway where custom built-ins invite you to

hang up your coat and stay a while. Up the
stairs, the

main level is a beautiful expanse of gleaming
hardwood, big triple glazed windows, and high
ceilings.

A gorgeous gas fireplace in a custom hearth is
the focal point of the sunken living room, and
floating

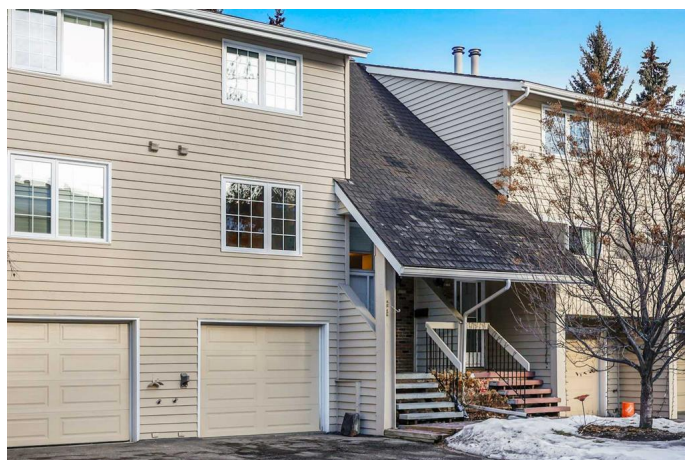
built-ins create a lovely display or a bar area
youâ€™ll love for entertaining. French doors
step out to the

deck so your summer gatherings can move
effortlessly between your indoor and outdoor
living

spaces. The floorplan flows back through the
dining room and into a stylish gourmet kitchen,
where

full-height cabinets, granite counters, and
subway tile backsplashes are elegant in a
greyscale palette,

enhanced with new stainless appliances



including a French Door Smart fridge and a double oven range. An eat-up island enjoys sunny east exposure, the perfect spot for a morning cup of coffee or tea, and track lighting means your prep area is bright any time of day or night. A powder room completes this level with a subtly modern aesthetic that highlights the quality material selections.

Upstairs, new carpet is plush and cozy. The primary bedroom is incredibly spacious, with dual closets and a full ensuite, where statement lighting and a luxurious tiled shower complete your private oasis.

Two more generous bedrooms offer large closets to form an ideal layout for a family or your home

office and guest space. Downstairs, the basement has a second custom entryway from the heated,

single-attached garage, which has been upgraded with custom storage solutions. The lower level also

has a laundry area with a sink, and a huge utility room, which could easily be used for storage or a

home gym. Outside, the cedar deck faces west, great for grilling in the summer as you take in river

views to the south. It opens onto a treed walkway just steps to miles of parks and the extensive Bow

River Pathway network, as well as tennis courts and an outdoor fitness park. Also within walking

distance are local favourites like Riverside Spa, LICS Ice Cream, and the Lazy Loaf & Kettle. A short

drive will take you to a range of amenities, including Market Mall, both the Foothills and the Children's

Hospitals, or the University of Calgary.

Downtown is only a 10-minute drive, and itâ€™s about the same for cyclists along the bike paths. Down the road, you can easily head to trendy Kensington for some of the best shops and eateries in Calgary, or rent some gear at Sports Rent on your way out west for a day in the Mountains. I live in the area and I live it :) - Jason

Built in 1978

Essential Information

MLS® #	A2110070
Price	\$720,000
Sold Price	\$720,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,541
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	394 Point Mckay Gardens Nw
Subdivision	Point McKay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 4V8

Amenities

Amenities	Community Gardens, Other, Parking, Playground, Snow Removal, Storage, Trash, Visitor Parking
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Parking Spaces	1
Parking	Single Garage Attached

Interior

Interior Features	Built-in Features, French Door, Granite Counters, High Ceilings, Kitchen Island, See Remarks
Appliances	Dishwasher, Double Oven, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Stucco, Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 24th, 2024
Date Sold	March 8th, 2024
Days on Market	13
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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