

\$699,900 - 3845 Point McKay Road Nw, Calgary

MLS® #A2115769

\$699,900

3 Bedroom, 3.00 Bathroom, 1,446 sqft

Residential on 0.00 Acres

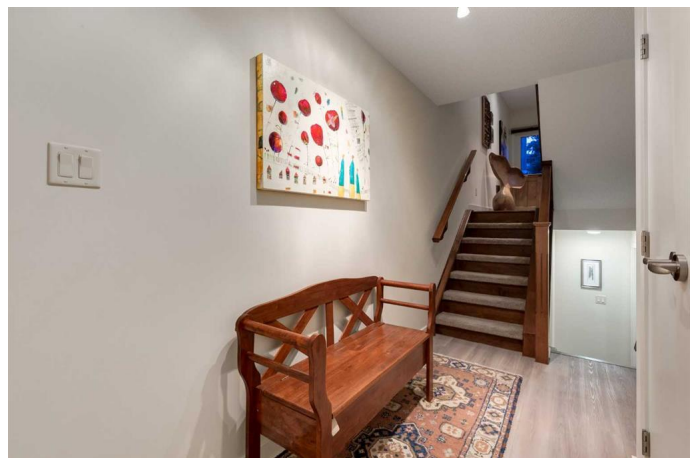
Point McKay, Calgary, Alberta

Welcome to Point McKay, a prestigious Northwest townhome community nestled alongside the picturesque Bow River. Positioned in one of the most sought-after locations, this immaculately maintained and cherished residence epitomizes luxury living at its finest.

Enjoying an idyllic setting with sweeping views of the river, yet discreetly secluded to offer ample privacy, your new home provides a tranquil retreat amidst nature's beauty. Furthermore, the neighbourhood boasts a plethora of amenities, including scenic walking and biking trails along the river, convenient bridge access to Edworthy Park, and a short stroll to Lazy Loaf and other local shops and eateries, all contributing to the area's serene and charming ambience.

Combining convenience with luxury, Point McKay offers easy accessibility to key destinations, being just an 8-minute drive to the University of Calgary, Foothills Hospital, and Market Mall, while downtown is a mere 10 minutes away. Moreover, the highway leading to the majestic mountains is a convenient 5-minute drive from your doorstep.

Step inside this meticulously crafted and updated townhome, spanning over 1500 sq.ft. of thoughtfully developed living space. Revel in breathtaking views of the river and park from the comfort of your home. Boasting 3



bedrooms, including a primary bedroom overlooking the river with its own charming reading nook area, along with 2.5 bathrooms, a single attached heated garage with driveway parking, and a luminous open-concept dining and kitchen area, this residence seamlessly blends comfort and style.

The updated kitchen and bathroom cabinets, complemented by tile and quartz counters, stainless steel appliances, and hardwood flooring, exude elegance and sophistication. Additional features include a convenient walk-in laundry room and a custom gas fireplace, adding to the home's warmth and functionality.

Outside, discover the expansive private patio, newly installed in 2021, offering panoramic views of the park, river, and scenic walking path area. Whether hosting gatherings or simply unwinding amidst nature's tranquility, this patio is the epitome of outdoor living at its finest.

Don't miss the opportunity to elevate your lifestyle in this exceptional riverside residence. Schedule a viewing today and experience the epitome of luxury living in Point McKay!

Built in 1977

Essential Information

MLS® #	A2115769
Price	\$699,900
Sold Price	\$720,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,446
Acres	0.00

Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Sold

Community Information

Address	3845 Point Mckay Road Nw
Subdivision	Point McKay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 4V7

Amenities

Amenities	Storage, Visitor Parking
Parking Spaces	2
Parking	Driveway, Front Drive, Heated Garage, Single Garage Attached

Interior

Interior Features	Closet Organizers, Kitchen Island, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Landscaped, Level, Views
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 22nd, 2024
Date Sold	April 4th, 2024
Days on Market	13
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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