

\$563,000 - 393 Point McKay Gardens Nw, Calgary

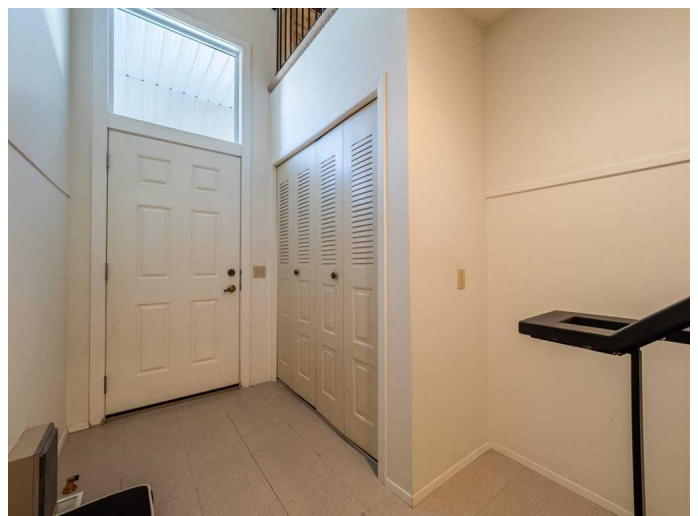
MLS® #A2120125

\$563,000

3 Bedroom, 3.00 Bathroom, 1,552 sqft
Residential on 0.00 Acres

Point McKay, Calgary, Alberta

Classically styled with warmth and comfort in mind, this beautiful Point McKay townhome is well-appointed, yet has enough original elements left to present an exciting opportunity if you've ever dreamed of upgrading to suit your personal aesthetic. Inside, a large foyer is shared with the attached garage entry, then steps up to a bright and open main floor. A gas fireplace in a charming brick hearth is the focal point of the living room, set opposite sliding glass doors that flood the space with natural light from the west-facing balcony. Exposed beams and newer plank floors enhance the cottage-chic feel that invites you to sit down and relax with your beverage of choice as you watch the sunsets Calgary is known for. A formal dining area is big enough for all your gatherings, and the layout flows smoothly back into the kitchen, where white cabinetry and shiplap details again evoke a subtle country-inspired flair that might make you want to bake a loaf of fresh bread. The breakfast nook includes a large pantry perfect for keeping you organized and well-stocked, and you can open the sliding glass door to enjoy a sunny back deck perfect for BBQing. Up the stairs, an oversized landing with open railings would make a lovely reading nook. The top level starts with a huge primary bedroom, complete with dual closets and plenty of room for a desk or sitting area. The ensuite is generous and includes a glassed-in shower with attractive tile work. There are two secondary bedrooms on this storey, which is a



coveted floorplan in this complex, and they share the spacious main bathroom. In the basement, you will find a laundry room as well as a big flex area that could easily fit your home gym, an office, or seasonal storage. This area is one of the most in-demand due to its exceptional locale. In just steps, you can be on the Bow River Pathway, which offers miles of walking, running, or cycling enjoyment, as well as recreational options such as the outdoor fitness park, tennis courts, and off-leash areas. Also, within walking distance, popular hotspots include the luxurious Riverside Spa or the iconic Lazy Loaf and Kettle restaurant. Cyclists will love that they can commute downtown along fully paved pathways, and drivers can be there in only ten minutes. Both the Foothills and Children's Hospitals are nearby, as is the University of Calgary. A range of amenities is only a short drive away at Market Mall or in trendy Kensington, and proximity to primary routes makes this central community one of the best connected in the city, plus you can be headed out west and into the mountains in just minutes.

Built in 1978

Essential Information

MLS® #	A2120125
Price	\$563,000
Sold Price	\$560,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,552
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse

Style	3 Level Split
Status	Sold

Community Information

Address	393 Point Mckay Gardens Nw
Subdivision	Point McKay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5C1

Amenities

Amenities	Other, Parking, Playground, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Driveway, Front Drive, Garage Faces Front, Off Street, Single Garage Attached

Interior

Interior Features	Beamed Ceilings, Pantry, See Remarks, Track Lighting, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Many Trees, See Remarks
Roof	Rubber
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2024
Date Sold	June 19th, 2024

Days on Market	76
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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