

# \$589,000 - 41 Point McKay Court Nw, Calgary

MLS® #A2156647

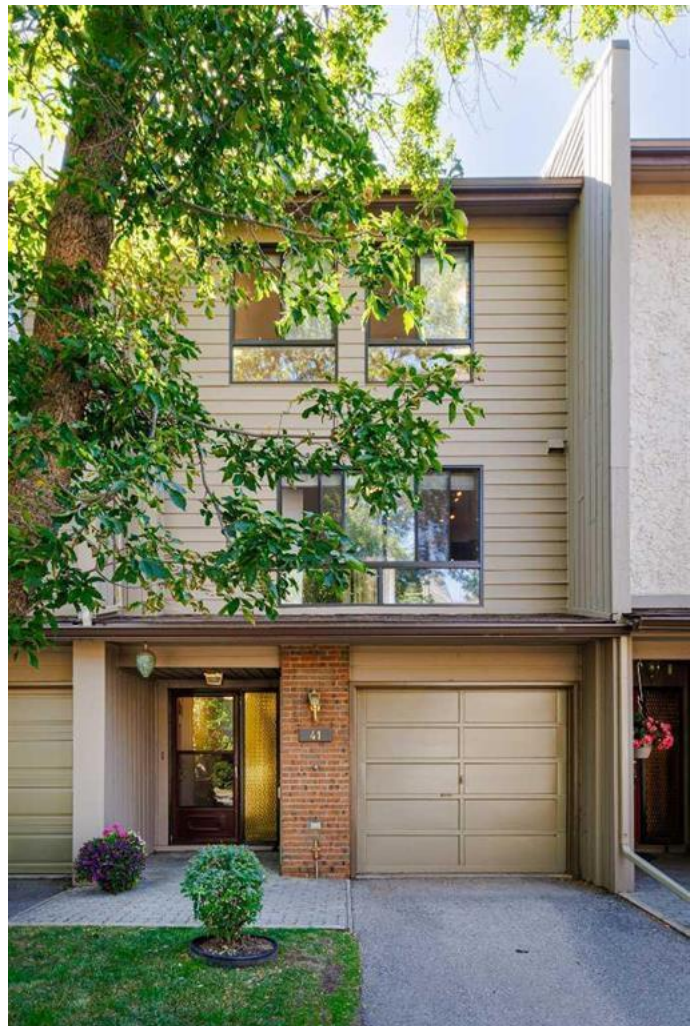
**\$589,000**

2 Bedroom, 2.00 Bathroom, 1,355 sqft

Residential on 0.00 Acres

Point McKay, Calgary, Alberta

Location! Location! Beautiful BOW RIVER access right out your back door! You can easily walk or ride your bike to Downtown, Foothills and Children's Hospital, University, Edworthy Park and Market Mall from this gorgeous and desirable townhouse. This lovely home has an oversized single garage and a driveway for parking two vehicles. Step inside this updated townhouse to a spacious entryway with plenty of closet space for coats and shoes. There is a convenient storage room on this level and access to the garage. The large kitchen with STAINLESS STEEL appliances, GRANITE countertops, MOCHA cabinets and walk in pantry is a great place to prepare and then enjoy your meals at the spacious eating area. The kitchen is adjacent to the dining room that will fit your large table for 8-10 people, as an option while entertaining family and friends.. This space would also be a fantastic OFFICE if you prefer. Open to below from the DINING ROOM is the living room that is highlighted by a floor to ceiling wood burning FIREPLACE feature wall for those cozy winter evenings. The room is drenched with natural light and fresh air from a wall of windows which include french sliding glass doors. The sliding doors open to a large enclosed deck to enjoy your morning coffee and BBQ in the evenings while soaking in the fantastic South yard. Rich and modern hardwood flooring flows throughout the first 3 levels of the home. The upper floor has two large bedrooms and an updated 5 piece



bathroom. The laundry area conveniently located on the top floor is close to bedrooms and linen closet. The primary bedroom will fit all your large furniture and has separate access to the 5 piece bathroom. The bright 5 piece bathroom has two sinks and cupboards covered in granite. Bedroom 2 is very large and has two closets, one at each end of the room. You could put a twin bed at each end for 2 children to share the room with plenty of space to play in between. Another option is a queen bed at one end and a desk at the other for the student or when working from home. Visitor parking stalls are 20 steps away from the front door. Don't be disappointed, call your Realtor to see this property soon!

Built in 1977

### **Essential Information**

MLS® #	A2156647
Price	\$589,000
Sold Price	\$555,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,355
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Sold

### **Community Information**

Address	41 Point McKay Court Nw
Subdivision	Point McKay
City	Calgary
County	Calgary

Province Alberta  
Postal Code T3B 5B7



**Amenities**

Amenities Snow Removal, Trash, Visitor Parking  
Parking Spaces 2  
Parking Single Garage Attached

**Interior**

Interior Features Double Vanity, High Ceilings, Open Floorplan, Granite Counters, No Animal Home, No Smoking Home, Pantry, Storage  
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings  
Heating Forced Air, Natural Gas, Fireplace(s)  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Wood Burning  
Has Basement Yes  
Basement Full, Finished

**Exterior**

Exterior Features Private Entrance  
Lot Description Back Yard, Front Yard, Lawn, Few Trees  
Roof Asphalt Shingle  
Construction Wood Frame, Brick, Wood Siding  
Foundation Poured Concrete

**Additional Information**

Date Listed August 12th, 2024  
Date Sold September 24th, 2024  
Days on Market 43  
Zoning DC (preIP2007)  
HOA Fees 0.00

**Listing Details**

Listing Office Engel & Völkers Calgary

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