

\$640,000 - 3851 Point McKay Road Nw, Calgary

MLS® #A2161365

\$640,000

3 Bedroom, 3.00 Bathroom, 1,383 sqft

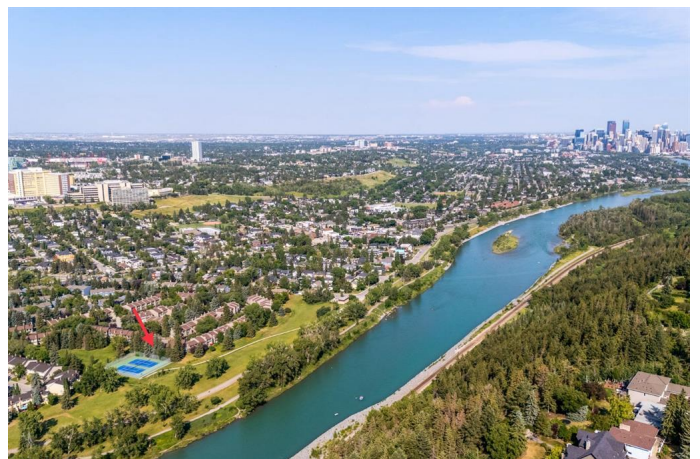
Residential on 0.00 Acres

Point McKay, Calgary, Alberta

Live on the Bow River! In exclusive Point McKay, this charming townhome offers a private outdoor retreat backing onto the tennis courts and the river beyond. A truly unique setting in Calgary along the river and away from the traffic and bustle. Be prepared to spend your leisure time soaking up the sun on the secluded west-facing deck, taking long walks on the extensive pathways, enjoying the amazing tennis courts tucked into the trees, and taking advantage of the fitness centre just steps away. This location has it all!

The sunny living room features the best views and a cozy gas fireplace, perfect for cozy nights during the winter months. Rich hardwood flooring extends through the main level and dining room. The large east facing kitchen floods with morning sun and features refinished cabinetry with stainless appliances, a large pantry/laundry room, and a guest washroom. Many recent upgrades including recently replaced windows and doors throughout.

On the upper levels, you'll find three good-sized bedrooms and two additional bathrooms. The primary bedroom has a vaulted ceiling, a 2-piece ensuite bathroom, and large closet space. You'll be blown away by the west views and privacy from the large windows that span the length of the bedroom. Two additional bedrooms and an updated 4-piece bathroom await on the top



level. The basement is unspoiled with plenty of bonus space for a home gym area, den, and additional storage on top of the space in the attached single heated garage.

Come find out why Point McKay is the ideal location - close to Foothills and Children’s Hospitals, Market Mall, University of Calgary, and just a quick walk, bike ride, or float to downtown on the best pathway system in the world. Don’t miss this one, it won’t last long!

Built in 1977

Essential Information

MLS® #	A2161365
Price	\$640,000
Sold Price	\$640,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,383
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Sold

Community Information

Address	3851 Point Mckay Road Nw
Subdivision	Point McKay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 4V7

Amenities

Parking Spaces	2
Parking	Driveway, Heated Garage, Single Garage Attached

Interior

Interior Features	No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Tennis Court(s)
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond, Greenbelt, No Neighbours Behind, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 29th, 2024
Date Sold	September 10th, 2024
Days on Market	12
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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