

\$579,000 - 3935 Point McKay Road Nw, Calgary

MLS® #A2165554

\$579,000

3 Bedroom, 3.00 Bathroom, 1,571 sqft

Residential on 0.00 Acres

Point McKay, Calgary, Alberta

A rare find! Set on one of Point McKay's most coveted streets, and with a mix of updated and original features, this townhome is absolutely lovely. Manicured gardens frame the front door, which opens to a large entryway with access to the single-attached garage. Up the stairs, the living room opens up with sky-high ceilings and stunning full-height windows that bring in views of the green belt and tons of sunshine from the south. The classic brick hearth features an upgraded gas fireplace, adding a cozy feel to this dynamic space. Sliding glass doors step out to a beautiful deck that feels like a private oasis. The next level begins with a dining area, where open railings create a sense of connection between stories and allow the natural light to flow throughout the home. In the kitchen, oak cabinets showcase the quality of the craftsmanship, and you could easily add your style to this room. Upgraded lighting and top-down bottom-up blinds give the breakfast nook a sophisticated aesthetic you will love with your morning coffee. There is a large pantry and laundry area here, and just around the corner, a powder room as well. The top floor features a massive primary suite with big, bright windows and a full ensuite. Two secondary bedrooms on this story have updated flooring and large windows, and the main bathroom is well-appointed, with some charming original elements preserved. Downstairs, the lower level is developed as a den, which could easily function as guest



quarters, a home gym “ there is a shower here “ or office space. Outside, the secluded deck is surrounded by privacy hedges and towering mature trees. It faces south directly onto a quiet corner of the green space, with unobstructed access to the local tennis courts and the river. The Bow River Pathway offers hours of enjoyment, you can easily walk to Edworthy Park or cycle into downtown if you like. Riverside Club is just down the street, as are a number of local favourite eateries like LICs Ice Cream, Nove Nine Diner, and the Lazy Loaf and Kettle. The Foothills Hospital and the Alberta Children’s Hospital are both nearby, making this a popular area for healthcare providers. You can commute by car to downtown in about 10 minutes, or just slightly longer by bike. Or you can escape to the mountains quickly thanks to proximity to Highway 1. This area is one of the most desirable in Calgary because it truly has it all. See this one today!

Built in 1977

Essential Information

MLS® #	A2165554
Price	\$579,000
Sold Price	\$605,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,571
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Sold

Community Information

Address	3935 Point McKay Road Nw
Subdivision	Point McKay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 4V7

Amenities

Amenities	None
Parking Spaces	2
Parking	Driveway, Garage Faces Fro

Interior

Interior Features	High Ceilings, See Remarks,
Appliances	Dishwasher, Dryer, Electric Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Greenbelt, No Neighbours Behind, Landscaped, Many Trees, See Remarks
Roof	Asphalt Shingle
Construction	Cedar, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 13th, 2024
Date Sold	September 17th, 2024
Days on Market	4
Zoning	DC (pre 1P2007)
HOA Fees	0.00



Listing Details

Listing Office Real Broker

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