

# \$749,900 - 3931 Point McKay Road Nw, Calgary

MLS® #A2170192

**\$749,900**

2 Bedroom, 3.00 Bathroom, 1,509 sqft  
Residential on 0.00 Acres

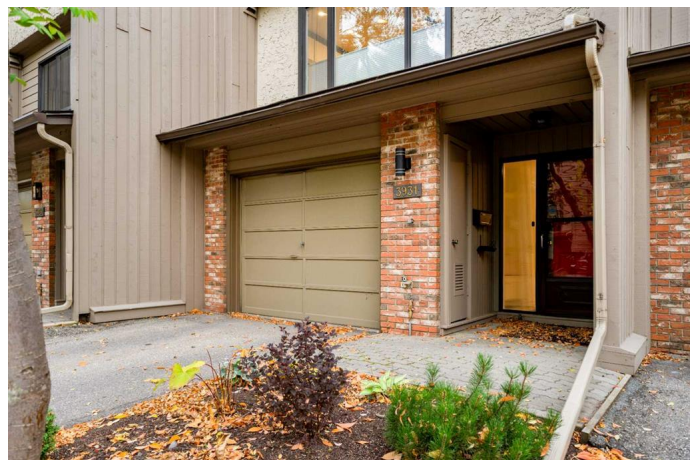
Point McKay, Calgary, Alberta

Welcome to the Ultimate Riverside Retreat!  
Discover the pinnacle of luxury inner city living in Calgary's coveted Point McKay neighborhood, where tranquility meets high-end design. This immaculately renovated 2-bedroom, 2.5-bathroom townhome is a true masterpiece, offering unrivaled proximity to the Bow River and an outdoor lifestyle that's second to none!

No detail was overlooked in the contemporary transformation of this stunning home. Custom feature walls add a chic touch, creating a space that defines modern elegance. As you step inside, the wood flooring flows effortlessly throughout, setting the stage for the ultimate in style and sophistication.

The spacious living room is a showstopper, with soaring ceilings, natural light streaming through oversized windows, and a gorgeous gas fireplace. This is your sanctuary—a place to unwind and recharge. Slide open the patio doors to your private deck, where serene green spaces and towering trees offer peace and privacy. Picture morning coffee, surrounded by nature's sounds, or hosting unforgettable evenings under the stars!

Head upstairs to a formal dining area and a sleek, modern kitchen designed to impress. A highly functional layout, modern high gloss cabinets, and quartz countertops, create a blend of style and function - a chef's dream! Sun soaked south facing windows provide views of the park all the way to the river. A cleverly designed walk-in pantry and



laundry room round out this well thought out level

Upstairs, the luxury continues with two spacious bedrooms, including a primary suite thatâ€™s the ultimate escape. Thereâ€™s room for a make-up desk and plenty of space to relax. Your private ensuite is a spa-like retreat, featuring a walk-in shower with a rain shower head and a brand new high efficiency boiler that promises indulgence. The additional bedroom is equally inviting, with ample closet space and a shared main bathroom that features a relaxing soaker tubâ€”perfect for unwinding after a long day.

Downstairs, the fully finished basement provides options, whether you envision it as a home gym, office, or den. The attached single-car garage ensures your vehicle is always winter-ready.

Ideally located on one of the best lanes in Pt McKay and backing onto the green space, this home offers quick access to scenic walking trails, tennis courts, and the river. Explore nearby Edworthy Park or enjoy local favorites like Lics or the Lazy Loaf and Kettle, all just steps away. Youâ€™re also minutes from the Foothills Hospital, University of Calgary, and Market Mall, with downtown Calgary just a short 10-minute drive. And if you crave an escape to the mountains, quick access to the highway makes spontaneous adventures effortless.

Built in 1977

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2170192  |
| Price      | \$749,900 |
| Sold Price | \$749,900 |
| Bedrooms   | 2         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |

|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,509         |
| Acres          | 0.00          |
| Year Built     | 1977          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 4 Level Split |
| Status         | Sold          |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 3931 Point Mckay Road Nw |
| Subdivision | Point McKay              |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3B 4V7                  |

### Amenities

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Amenities      | Fitness Center, Visitor Parking                                            |
| Parking Spaces | 1                                                                          |
| Parking        | Concrete Driveway, Garage Door Opener, Parking Pad, Single Garage Attached |

### Interior

|                   |                                                                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s)                                                                                                                                                                             |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Instant Hot Water, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Wall/Window Air Conditioner, Washer/Dryer, Window Coverings, Wine Refrigerator |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                   |
| Cooling           | Other                                                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                                                                         |
| Fireplaces        | Gas                                                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                                       |
| Basement          | Finished, Partial                                                                                                                                                                                         |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | BBQ gas line, Tennis Court(s) |
|-------------------|-------------------------------|

|                 |                                                  |
|-----------------|--------------------------------------------------|
| Lot Description | Backs on to Park/Green Space, See Remarks, Treed |
| Roof            | Asphalt Shingle                                  |
| Construction    | Brick, Stucco, Wood Frame                        |
| Foundation      | Poured Concrete                                  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2024 |
| Date Sold      | October 4th, 2024 |
| Days on Market | 1                 |
| Zoning         | DC                |
| HOA Fees       | 0.00              |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

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