

561 Point McKay Grove NW
Calgary, Alberta

MLS # A2302400



\$739,900

Division:	Point McKay		
Type:	Residential/Five Plus		
Style:	3 Level Split		
Size:	1,564 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Guest, Off		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	\$ 492
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, stove, microwave, dishwasher, washer & dryer, all window coverings, garage opener & 1 remote, coat hooks at front door, 3 white planters on wall in kitchen, furniture negotiable (3 bar stools, dining room table & 4 chairs, living room couch & 2 living room chairs, living room coffee table, double bed frame & Endy mattress in primary bedroom)

Completely renovated from top to bottom, this high-quality, stylish townhouse offers a rare blend of modern design, thoughtful upgrades, and an unbeatable location with greenspace behind and just one row from the scenic pathways of the Bow River. Featuring a single attached garage with brand-new epoxy flooring and a driveway, this home has been refreshed throughout, including all new windows, creating a truly move-in ready experience. Inside, the main level impresses with a dramatic 2-storey ceiling in the living room, anchored by a cozy gas fireplace and finished with durable LVP flooring, while patio doors lead to a private, FULLY FENCED BACKYARD. The adjacent kitchen and dining area are equally striking, showcasing beautiful updates with a large island with breakfast bar, stainless steel appliances including an oven that has barely been used, stone countertops and backsplash, custom cabinetry, floating open shelves, a large walk-in pantry, and a charming bay window with cafe-style seating, perfect for morning coffee or a work-from-home nook. The dining space features a custom built-in bench, adding both style and function. Also on this level, the show-stopping half bathroom is beautifully finished with tile flooring, granite countertops, bold black walls, and unique, modern design details with updated fixtures throughout. Upstairs, you will find 3 well-sized bedrooms and 2 full bathrooms, including a spacious primary retreat with a large walk-in closet complete with built-ins, new window coverings, and a private, treed outlook with mature evergreens. The ensuite offers double sinks, granite counters, tile flooring, and a large, gorgeous tiled shower, while the secondary bathroom includes a tub/shower combo and granite countertops. The fully finished basement extends your living space with LVP flooring, laundry, a flex room, and convenient

under-stair storage. A welcoming front patio sitting area adds to the home's charm, while the surrounding community offers a unique, nature-filled setting with mature trees throughout, easy access to downtown, the Children's Hospital, the Foothills Hospital, and quick routes west to the mountains - making this an exceptional opportunity for those seeking both lifestyle and location. The maintenance fees are some of the lowest in the neighbourhood!