



**GRASSROOTS**

REALTY GROUP

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**360 Point McKay Gardens NW  
Calgary, Alberta**

**MLS # A2293235**



**\$785,000**

<b>Division:</b>	Point McKay		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,640 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Guest, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	\$ 649
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** FRIDGE, STOVE TOP AND DOUBLE OVENS, HOOD FAN, BUILTIN DISHWASHER, CENTRAL AIR CONDITIONER, BLINDS AND WINDOW COVERINGS, ONE GARAGE DOOR OPENER, WASHER AND DRYER

**\*\*SELLERS ARE OFFERING 12 MONTHS OF PAID CONDO FEES\*\* RIVERFRONT VIEW!** Location, Lifestyle & Luxury in Coveted Point McKay. Nestled in the highly sought-after riverside community of Point McKay, this beautifully appointed 3-bedroom home offers a rare blend of elegance, comfort, and an extraordinary natural setting. Backing directly onto the Bow River greenbelt, with serene views of winding pathways and lush green space, this is a home where nature and city living exist in perfect harmony. Step inside and be welcomed by a bright, airy floor plan where rich hardwood flooring flows throughout all levels, full-height windows invite in an abundance of natural light, and every space feels warm and inviting. Designed for both everyday living and effortless entertaining, the spacious living and dining areas transition seamlessly into the open-concept kitchen and cozy family room, where a charming fireplace creates the perfect backdrop for relaxing evenings at home. Upstairs, spacious bedrooms offer peaceful retreats, including a tranquil primary suite, complemented by two full bathrooms, while a convenient main floor powder room adds function for guests. Central air conditioning ensures year-round comfort, while a newer rubber roof offers added peace of mind. Step outside to your private composite deck, complete with a gas line for BBQing, where mature trees and picturesque river pathways create a truly idyllic setting for morning coffee or summer evenings spent outdoors. Living in Point McKay means embracing an unmatched lifestyle, steps to the Bow River pathway system, moments from the Riverside Club and Riverside Spa, and just minutes to the Alberta Children's Hospital, Foothills Hospital, downtown, and countless amenities. A rare opportunity to own a beautifully updated home in one of Calgary's most

coveted river communities &mdash; where location, lifestyle, and luxury come together effortlessly.