



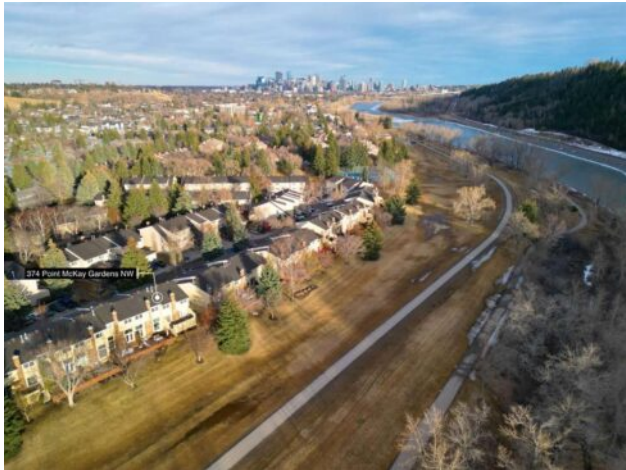
GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

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

MLS # A2294944

\$780,800



Division:	Point McKay		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,521 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Front Drive, Garage Door Opener, Garage Faces Front, Off Street, Parking Pa		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, No Neighbours Be		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 643
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks, Vinyl Windows		

Inclusions: N/A

A rare riverfront find! In pristine condition, with intelligent upgrades and original character elements throughout; this beautiful Point McKay townhome presents a rare opportunity to own one of the properties that put this area among Calgary's most coveted communities. A covered front porch gives way to a large foyer with sizable closets, shared with the single attached garage entry. Light filters down, inviting you to step up into a stunning living area with soaring ceilings and full-height windows showcasing panoramic riverside scenery. The brick hearth from the original wood-burning fireplace extends all the way up as well, a gorgeous focal point in the light and airy room, while sliding glass doors segue into outdoor living. Wall cutouts and open railings connect the four-level split layout and the amazing views as you move up into the dining room. Noticeable updates in the kitchen include lighting and some appliances, and the windows in the home are newer as well. Oak cabinetry is timeless – you could easily refresh the look of the entire space with a flooring or countertop change. The breakfast nook enjoys morning sun, perfect for a cup of coffee before you start the day. A half bath on this level is convenient and cute as-is, or you might choose to infuse your personal taste with a simple remodel. Upstairs, you will notice a similar theme. Every inch of this home is immaculate, with neutral finishes that will work with any décor, or bring in your own aesthetic to make it truly your own. Spacious and bright, the primary bedroom includes a walk-through closet, and a four-piece ensuite with a vintage alcove shower has a unique charm. Two more bedrooms provide plenty of space for guests, a family, or offices. A well-appointed main bath completes this level. In the basement, you will find a laundry area as well as a huge utility room with tons of extra storage space.

Outside, the brick patio feels like a private oasis, looking over the green space and river shoreline. Garden beds thrive in the sunny exposure, and amazing sunsets paint the perfect backdrop for evening gatherings. This area is picturesque and parklike, with the Bow River Pathway just steps from your door offering hours of activities, whether you walk, run, or visit nearby outdoor fitness parks and off leash areas. Cycle commuters can be downtown in close to the same time as the short trip takes by car. This community attracts active professionals, and the neighbourhood is well-resourced, with the Riverside Club providing fitness and wellness facilities and the iconic Riverside Spa. Foothills and the Children's hospitals are both nearby, as is the University of Calgary. Local residents enjoy several hidden gem restaurants, like the Lazy Loaf and Kettle, Nove Nine Diner, and LICS Ice Cream. A short drive (or bike ride) puts one of Calgary's hottest food districts in easy reach, or you can be headed west into the mountains with only a few minutes' drive in the other direction. See this one today!