



**20 Point McKay Court NW  
Calgary, Alberta**

**MLS # A2301822**



**\$699,900**

<b>Division:</b>	Point McKay		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,528 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 611
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows

**Inclusions:** N/A

Discover peaceful RIVERSIDE LIVING in the highly desirable Point McKay community. This FULLY RENOVATED TOP-TO-BOTTOM 3-bedroom, 2.5-bathroom townhome blends modern design with an active, outdoor lifestyle—just steps from the Bow River pathways. Thoughtfully designed with QUALITY FINISHES throughout, the home features NEW WINDOWS and PATIO DOORS, CUSTOM RAILINGS, ceilings with recessed lighting, and designed feature walls that add a clean, contemporary touch. Durable LUXURY VINYL PLANK FLOORING runs seamlessly across all levels, creating a cohesive and inviting atmosphere. The main living area is bright and welcoming, showcasing HIGH CEILINGS, LARGE WINDOWS, and a charming brick WOOD BURNING FIREPLACE with a wood mantle. Step out onto your private deck overlooking mature trees and green space—an ideal setting for quiet mornings or relaxed evenings. The next level features a dedicated dining room set just off the beautifully updated kitchen, creating a functional and well-defined layout. Filled with natural light from south-facing windows, the beautifully updated kitchen feels bright and welcoming throughout the day. It features timeless two-tone shaker cabinetry, quartz countertops, a modern backsplash, under-cabinet lighting, and brand-new stainless steel appliances—offering a fresh, move-in ready feel. Conveniently tucked into the layout, the laundry area includes additional shelving and storage, making day-to-day living easy and organized. This level is completed by a tastefully renovated powder room, finished in a simple, clean style. Upstairs, you’ll find three well-sized bedrooms, including a spacious primary suite with room for a reading nook and a sleek ensuite featuring a WALK-IN RAIN SHOWER. Two additional well-sized bedrooms provide

flexible options for family, guests, or a home office, with custom shelving in the closet of one for added practicality. A full bathroom with a deep soaker tub completes this level. The fully finished basement adds versatile living space—perfect for a home office, gym, or media room. Tucked away on a quiet street surrounded by mature trees, this home offers quick access to scenic WALKING and BIKING TRAILS, TENNIS COURTS, and the river. Enjoy nearby shops and cafés, along with close proximity to Foothills Hospital, the University of Calgary, Market Mall, and a short commute to downtown. A rare opportunity to own a truly turn-key home in one of Calgary’s most sought-after riverside communities.