



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**3929 Point McKay Road NW  
Calgary, Alberta**

**MLS # A2308884**

**\$705,000**



<b>Division:</b>	Point McKay		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,505 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Garage Faces Front, Heated Garage, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Garden, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 611
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Mixed, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s)		

**Inclusions:** N/A

Tucked into the river side of Point McKay, this fully renovated 4 level split townhouse offers the kind of lifestyle that rarely comes up in this complex. Thoughtfully designed across all four levels, with a soaring vaulted ceiling and a private setting with no neighbours behind, the space feels open, quiet, and incredibly connected to nature while still being minutes from the inner city core. The kitchen has been completely reimagined with granite countertops, stainless steel appliances, and smart built in storage throughout, including pull out pantry features, spice drawers, and integrated garbage pull outs that make everyday living feel seamless. New flooring runs throughout the home, while the renovated bathrooms bring a clean, modern finish to every level. The massive primary bedroom offers more than enough space to unwind, complete with a renovated 3 piece ensuite and built in closet organizers that maximize both storage and function. The second bedroom has been freshly painted and is ready for guests, kids, or a bright home office setup, while the third bedroom features a custom built in bunk setup that can easily be converted back into a traditional closet configuration. An oversized heated single attached garage, along with additional basement storage space, adds even more day to day practicality. Outside, the back deck enjoys a peaceful, private backdrop in one of the quietest pockets of the complex, just steps from the tennis courts and the Bow River. The community itself is known for its mature landscaping, strong management, and cozy neighbourhood feel that keeps residents here long term. Location here is hard to beat. You are moments from Edworthy Park, Foothills Medical Centre, Alberta Children's Hospital, the University of Calgary, and quick access routes into downtown. Weekend walks and bike rides along the river become part of daily life and right outside

your door.