



**GRASSROOTS**

REALTY GROUP

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

**MLS # A2309597**

**\$690,000**



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

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

**Inclusions:** None

Direct riverfront living in Point McKay! This beautifully maintained townhome pairs thoughtful updates with timeless character, offering a front-row seat to the Bow River and its expansive green space. Step in from the covered porch to a generous entry with storage and direct access to the oversized attached garage. Up a few steps, the soaring living room is the showstopper; full-height windows frame the ever-changing river views, while the original brick fireplace creates a warm, architectural focal point. Sliding patio doors extend the living space outdoors for easy entertaining and everyday relaxation. The private brick patio becomes your personal oasis, backing onto the riverbank and lush green space. Enjoy sunny garden beds, peaceful afternoons with the sound of the water, and spectacular sunsets as your backdrop. An unmatched setting for summer dinners or quiet evenings at home. The open four-level split design connects each space with airy sightlines and natural light. A dedicated dining area overlooks the living room, and the kitchen offers a bright breakfast nook, ideal for morning coffee, plus classic oak cabinetry and a practical layout that's ready for your personal touches. Upstairs, the home continues to impress with immaculate condition and a neutral palette that suits any style. The spacious primary retreat features a walk-through closet and a 4-piece ensuite with charming vintage details. Two additional bedrooms provide flexible space for guests, kids, or home offices, complemented by a well-appointed main bath. Downstairs, you'll appreciate the dedicated laundry area and an oversized utility/storage room; perfect for bikes, seasonal décor, and all the gear that comes with an active Calgary lifestyle. Point McKay is one of Calgary's best-kept secrets for those who want nature at their doorstep without giving up convenience. The

Bow River Pathway is steps away for walking, running, and cycling, with nearby off-leash areas and outdoor fitness spaces. Downtown commutes are quick, and you're minutes to Foothills & Alberta Children's hospitals, the University of Calgary and easy west access for weekend mountain escapes. Residents love the Riverside Club and the renowned Riverside Spa, plus local favourites like the Lazy Loaf & Kettle, Nove Nine Diner, and LICs Ice Cream. If you've been waiting for a move-in ready home with iconic river views and an unbeatable inner-city lifestyle, this is it!