



**572 Point McKay Grove NW
Calgary, Alberta**

MLS # A2320544



\$775,000

Division:	Point McKay		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,790 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Greenbelt, Waterfront		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	\$ 624
Basement:	Partial	LLD:	-
Exterior:	Wood Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Jetted Tub, Kitchen Island, Recessed Lighting		

Inclusions: n/a

****Rare opportunity to own a beautifully updated two-storey townhome in the highly sought-after community of Point McKay, offering unobstructed south-facing views of the Bow River and extensive pathway system.**** Perfectly positioned to capture abundant natural light throughout the day, this exceptional home combines elegant upgrades, generous living spaces, and an unbeatable riverside location. Step outside to the impressive ****400 sq. ft. composite deck****, an ideal extension of the living space and the perfect setting for outdoor entertaining, summer barbecues, morning coffee, or simply relaxing while enjoying the tranquil river views. Inside, the renovated main floor showcases rich ****birch hardwood flooring**** and a thoughtfully redesigned living room centered around a stunning high-end marble fireplace hearth. One of ****two gas fireplaces**** in the home, it creates a warm and inviting atmosphere for everyday living and entertaining alike. The updated kitchen is designed to impress, featuring ****granite countertops, stainless steel appliances, under-cabinet lighting, ample cabinetry, and a large central island**** that serves as both a functional workspace and gathering place for family and friends. The adjacent dining area offers generous space. Upstairs, the spacious primary bedroom provides a true sanctuary. Complete with a comfortable sitting area and a private balcony overlooking the river, it's the perfect place to unwind at the end of the day. The luxurious ensuite bath features a glass-enclosed shower, relaxing spa tub, and quality finishes that create a spa-like experience at home. Additional highlights include ****newly installed air conditioning****, ****new carpet****, and a versatile ****semi-developed lower level**** offering a den, laundry area, and abundant storage space—ideal for a home office, workout area, hobby room, or future development

possibilities. Located in one of Calgary's most desirable riverfront communities, residents enjoy immediate access to scenic pathways, parks, downtown amenities, and recreational opportunities right outside their door. ****Properties with this combination of premium updates, spectacular river views, outdoor living space, and coveted Point McKay location rarely come to market. This exceptional home truly offers the lifestyle and features discerning buyers have been waiting for.****