



GRASSROOTS
REALTY GROUP

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371 Point McKay Gardens NW
Calgary, Alberta

MLS # A2331607



\$510,800

Division:	Point McKay		
Type:	Residential/Five Plus		
Style:	2 Storey Split		
Size:	1,595 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Garage Door Opener, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 649
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, No Smoking Home, Storage, Vinyl Windows		

Inclusions: N/A

This is an outstanding opportunity to renovate a rare , 2 storey floor plan to your own specifications. Located in Point McKay Gardens, this property has a large, NW facing deck and patio. With over 2266 square feet of living space , this property has open, inviting spaces that can be redesigned to suit your lifestyle. The main floor features a spacious, open combination living room and dining room. The galley style kitchen could be reimagined and expanded in to the kitchen nook. A large family room with gas fireplace and powder room complete this floor. Newer patio doors lead to a large deck and yard with shrubs and perennials. The upper floor features a large primary with his and her closets that lead to the 4 piece ensuite. Two more bedrooms, linen closet and 4 piece bath complete this floor. Fully finished, the basement has two storage areas. A large flex room with closet would be a great space for a home gym, office or media room. The Seller replaced all windows and the patio doors in 2017 while the hot water tank is mid-life and the furnace was recently serviced. This location is second to none with quick access to the Children's and Foothills Hospitals, U of C, all amenities at Market Mall and University District and an easy commute downtown. Steps to walking and bike paths, this is the ultimate inner city community.