



GRASSROOTS
REALTY GROUP

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213 Point McKay Terrace NW
Calgary, Alberta

MLS # A2331989



\$630,000

Division:	Point McKay		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,542 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Greenbelt, Level		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	High Ceilings, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 426
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: N/A

DOUBLE OVERSIZED HEATED GARAGE ALERT**Welcome to Point McKay Terrace, a beautifully maintained townhome community nestled in the heart of the highly sought-after neighbourhood of Point McKay, where nature, recreation, and convenience come together. This spacious 2-storey home offers 3 bedrooms, 2.5 bathrooms, a double attached garage, and backs onto green space, all just steps from Calgary's renowned Bow River pathway system. The welcoming main floor features soaring ceilings and an abundance of natural light, creating an open and airy living space centred around a charming wood-burning fireplace. The spacious dining area flows seamlessly into the bright kitchen, complete with ample cabinetry, generous counter space, and room for casual dining. Sliding patio doors lead to a private deck, perfect for morning coffee, summer BBQs, or simply relaxing outdoors. Upstairs, the spacious primary bedroom offers a private 4-piece ensuite, while two additional bedrooms and another full 4-piece bathroom provide plenty of room for family, guests, or a home office. The unfinished basement presents an excellent opportunity to customize the space to suit your needs, whether you envision a recreation room, home gym, workshop, or additional living area. Laundry is conveniently located on this level, with plenty of extra storage available. Enjoy everything Point McKay has to offer, including direct access to the Bow River pathways, Edworthy Park, tennis, the Riverside Spa, The Riverside Club with new indoor pickleball, golf sims and so much more. You're just minutes from Foothills Medical Centre, Alberta Children's Hospital, the University of Calgary, Market Mall, downtown, and have quick access to Crowchild Trail, making commuting anywhere in the city a breeze. If you've been searching for an inner-city home that combines

generous living space, a peaceful setting, and an outstanding location, this is one you won't want to miss.