



GRASSROOTS
REALTY GROUP

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**3909 Point McKay Road NW
Calgary, Alberta**

MLS # A2337197



\$695,000

Division:	Point McKay		
Type:	Residential/Four Plex		
Style:	4 Level Split		
Size:	1,561 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Heated Garage, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 611
Basement:	Partial	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Vinyl Windows		

Inclusions: Telescopic TV wall mount in living room, and TV wall mount in basement.

Welcome to this BEAUTIFULLY RENOVATED townhouse in the sought-after community of Point McKay, offering an exceptional combination of MODERN UPDATES, PRIVACY, & direct ACCESS TO NATURE. Ideally positioned BACKING onto GREENSPACE, with TENNIS COURTS & PATHWAYS along the BOW RIVER, this home offers a rare lifestyle opportunity just minutes from downtown. Featuring NEW WINDOWS, luxury vinyl plank flooring, FRESH PAINT, & an inviting design. The spacious living room showcases SOARING VAULTED CEILINGS, a WOOD-BURNING FIREPLACE with gas log lighter, & NEW PATIO DOORS opening onto a west-facing deck. The low maintenance COMPOSITE DECK is perfect for outdoor entertaining with a gas line for the BBQ & features a convenient gate with direct access to the greenspace. The dining room is enhanced by OPEN RAILINGS overlooking the living room, creating a bright and airy connection between the spaces. The RENOVATED KITCHEN features NEW APPLIANCES, QUARTZ countertops, a breakfast bar with seating, and a BAR FRIDGE—ideal for both everyday living and entertaining. Convenient laundry with built-in shelving for added storage complete this level. Upstairs, the spacious PRIMARY BEDROOM enjoys PEACEFUL VIEWS over the greenspace, with a glimpse of the river. The RENOVATED 3PC ENSUITE features a beautifully tiled shower with glass door. Two additional bedrooms, both with large windows, share a 2nd RENOVATED 4PC bathroom. The FINISHED BASEMENT provides excellent flexibility and is currently set up as a gym, but could easily be transformed into a home office, or den. Additional highlights include a HEATED GARAGE, extensive PROFESSIONAL RENOVATIONS, NEW FURNACE, NEW WINDOWS, & thoughtfully updated finishes

throughout. Step outside & enjoy an unparalleled OUTDOOR LIFESTYLE with pathways & TENNIS COURTS at your doorstep, with river access just moments away. BIKING & PATHWAY connections make it easy to ride into downtown, while the home is conveniently located close to the Alberta Children's Hospital, Foothills Medical Centre, and Arthur J.E. Child Comprehensive Cancer Centre. A rare opportunity to enjoy a renovated, low-maintenance home surrounded by nature while remaining close to DOWNTOWN—this exceptional Point McKay townhouse is ready to welcome you home