



GRASSROOTS
REALTY GROUP

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565 Point McKay Grove NW
Calgary, Alberta

MLS # A2339242



\$574,900

Division:	Point McKay		
Type:	Residential/Five Plus		
Style:	3 Level Split		
Size:	1,617 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Driveway, Garage Door Opener, Insulated, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Many Trees, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	\$ 487
Basement:	Partial	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, French Door, Granite Counters, High Ceilings, Soaking Tub, Storage, Vaulted Ceiling(s)		
Inclusions:	Bar Stools, Shelving in Garage		

PUBLIC OPEN HOUSE SATURDAY OCT 3RD 1:00-3:00 PM. Welcome to Point McKay West & Prime Riverside Living! This exceptional 3-level split boasts over 1,600 sq ft of living space, plus an additional 110 sq ft of lovely open foyer, and an oversized single attached garage (12'10" x 15'3") offering exceptional storage. A few steps up from the foyer, you're greeted by a generous living room with 10 ft ceilings, a gas feature fireplace, and double doors leading to a private, landscaped patio. Up a couple more stairs, the formal dining room/flex space features cutouts into the living room and kitchen for a bright, open feel. The updated kitchen boasts a stainless steel appliance package, granite countertops, and a large kitchen island with double sink, along with loads of cupboard space and a separate pantry. A 2-piece bathroom completes this level. Upstairs, a versatile loft area is perfect for a home office or den, with the potential to convert into a third bedroom. The updated 5-piece bathroom, with cheater entrance to the primary suite, features a separate shower, soaker tub, and vessel sink. The large primary bedroom easily accommodates a TV/reading nook, or can be expanded to create a fabulous walk-in closet & leaving plenty of room to spare. A second bedroom completes the third-floor layout. This exceptional complex, Point McKay West, is prime real estate & bordered to the south by the Bow River, scenic walking trails, and Edworthy Park, with just a 20-minute walk to downtown. This unbeatable location boasts a Walk Score of 98 (Walker's Paradise), a Bike Score of 92 (Cyclist's Dream), and a Transit Score of 86 (Excellent Transit). You're within walking distance to the vibrant University District with its fabulous shops, restaurants, and theatre, and just a 10-minute drive to Market Mall. With 16th Avenue one light away and Stoney Trail 10

minutes out, you're connected to every corner of Calgary in no time.