



GRASSROOTS
REALTY GROUP

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**3929 Point McKay Road NW
Calgary, Alberta**

MLS # A2340359



\$620,000

Division:	Point McKay		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,505 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Garage Faces Front, Heated Garage, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Garden, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 611
Basement:	Partial	LLD:	-
Exterior:	Brick, Mixed, Stucco, Wood Frame, Wood Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s)		

Inclusions: N/A

Set in one of Point McKay's quieter pockets, this beautifully renovated four-level split offers a rare combination of space, privacy, and an unbeatable riverside location. With no neighbours directly behind and the Bow River pathways just steps away, it feels surprisingly peaceful for a home so close to the inner city. Inside, the soaring vaulted ceiling creates an immediate sense of openness, while the split-level design gives each part of the home its own distinct space. The renovated kitchen pairs granite countertops and stainless steel appliances with exceptionally thoughtful storage, including pull-out pantry systems, spice storage, and integrated garbage pull-outs. Updated flooring carries throughout the home, complemented by renovated bathrooms and a clean, modern finish from top to bottom. The primary bedroom is impressively spacious, with plenty of room to unwind along with a renovated three-piece ensuite and built-in closet organizers. Two additional bedrooms offer flexibility for family, guests, or a home office, while the oversized heated single attached garage and additional basement storage provide the practical space that can be hard to find in townhouse living. Out back, the private deck opens onto a quiet, treed setting with no homes directly behind, creating a peaceful extension of the living space. Tennis courts, the Bow River pathway system, and Edworthy Park are all close by, making it easy to trade the car for a walk or bike ride whenever the weather cooperates. Point McKay has long been loved for its mature landscaping, established community feel, and exceptional access to the river valley. Foothills Medical Centre, Alberta Children's Hospital, the University of Calgary, downtown, and major commuter routes are all just minutes away. Renovated, private, and surrounded by some of Calgary's best outdoor spaces, this is a home

that makes the most of everything Point McKay has to offer.