



GRASSROOTS
REALTY GROUP

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64 Point Drive NW
Calgary, Alberta

MLS # A2340899



\$625,000

Division:	Point McKay		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,431 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Greenbelt, Low Maintenance Landscape		

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), No Smoking Home, Pantry, Quartz Counters, Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 540

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: N/A

This lovingly updated Point McKay end unit is now available to become your place to call home. As you enter, you'll notice bright and modern updates throughout, starting with updated tile and vinyl plank flooring complemented by stylish new wall colours. The living room is bright and open, with a cozy gas fireplace overlooking a beautiful green space that offers a sense of calm and privacy. Sliding doors lead to a beautiful fenced backyard, finished with stamped concrete and a gas line for year-round outdoor cooking. As you venture to the next level, you'll find a wonderful space to entertain. A gorgeous updated kitchen is complete with new cabinets and quartz countertops, while a sunny breakfast nook offers a wonderful south-facing view and room for a workstation. A pantry, dining room with counter seating area, and updated two-piece powder room complete this level. The upper levels are where you'll find three bedrooms, including a spacious primary bedroom with plenty of closet space and ensuite access, plus two additional bedrooms backing onto the treed green space. Other amazing features include updated windows throughout for comfort and energy efficiency, custom blinds, and a heated garage complete with a durable, low-maintenance epoxy floor coating. Point McKay offers a wonderful balance of peaceful surroundings and convenient city living. Enjoy the river and pathways year-round, whether you're out for a morning walk, an evening bike ride, or simply taking in the beautiful surroundings. With easy access to the core, Foothills Hospital, the University of Calgary, and the shops of University District, everything you need is close at hand. A beautifully updated home in a truly special setting — this is a place you'll be proud to call home.

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