



GRASSROOTS
REALTY GROUP

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22 Point McKay Court NW
Calgary, Alberta

MLS # A2343066



\$524,900

Division:	Point McKay		
Type:	Residential/Five Plus		
Style:	5 Level Split		
Size:	1,396 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Single		
Lot Size:	-		
Lot Feat:	Back Yard, Few Trees, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 611
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame, Wood Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Chandelier, High Ceilings, Storage		

Inclusions: None

Welcome to this exceptional end-unit townhome in the desirable community of Point McKay, perfectly positioned just steps from the Bow River pathway system and surrounded by the best of Calgary's natural beauty. Offering 3 bedrooms, 2.5 bathrooms, and a unique five-level split design, this home combines impressive architecture with comfortable, functional living. The heart of the home is the dramatic living room, featuring soaring ceilings, a cozy fireplace, and an abundance of natural light. The spacious layout creates a wonderful sense of openness while still providing distinct spaces for everyday living and entertaining. Step directly onto the large deck from the living room, extending your living space outdoors and creating the perfect setting for morning coffee, summer evenings, or entertaining friends. The primary bedroom offers a comfortable retreat with a large wall of closets providing excellent storage, along with a private 3-piece ensuite. Two additional bedrooms provide flexibility for family, guests, a home office, or hobbies, while 2.5 bathrooms add convenience for everyday living. As an end unit, the home offers added privacy and an abundance of windows throughout the multi-level floor plan. An attached single car garage provides secure parking and additional storage, while the well run complex offers peace of mind and a welcoming community environment. Beyond your front door, Point McKay offers an enviable lifestyle with the Bow River and its extensive pathway system close at hand. Enjoy walking, cycling, nature, and easy access to nearby amenities, all while being just minutes from downtown. With its distinctive five level layout, soaring living room ceilings, large outdoor living space, attached garage, and exceptional river pathway location, this is a home that offers something truly special in one of Calgary's most desirable riverside

communities.