



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

571 Point McKay Grove NW
Calgary, Alberta

MLS # A2349400



\$550,000

Division:	Point McKay		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,646 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	\$ 487
Basement:	Partial	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home		

Inclusions: none

Welcome to a home designed for comfortable daily living and easy maintenance. Step inside the main floor, where warm hardwood floors stretch through an inviting living room anchored by a cozy gas fireplace, seamless connection leading to an adjacent dining space that easily doubles as a play area. The spacious kitchen features crisp white cabinetry, tile flooring, and an over-the-range microwave. Upstairs, three well-proportioned bedrooms await, highlighted by a large primary suite complete with convenient cheater-door access to the main 4-piece tiled bathroom. Downstairs, the unfinished lower level provides essential storage, laundry facilities, and mechanicals, tucked alongside the convenient access of a single attached garage. Outside, the fully fenced, low-maintenance walk-out backyard footprint lets you enjoy outdoor living without ever having to push a lawnmower, offering a solid foundation ready for its next owner to make it their own.