

**3839 Point McKay Road NW
Calgary, Alberta**

MLS # A2290929



\$729,900

Division:	Point McKay		
Type:	Residential/Five Plus		
Style:	5 Level Split		
Size:	1,502 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Garage Door Opener, Guest, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Greenbelt, Lands		

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

Inclusions: Outdoor patio set (table & 6 chairs), attached shelves & hooks throughout home, shelving in garage and workbench, electric garage heater, shelving in utility room, cube storage shelving in basement, ensuite shower steamer (not working; as is-where is), ceiling fan (fan working, light not working; as is-where is)

Experience inner city living in harmony with Calgary's natural beauty in this special riverside residence. A rare end unit (extra windows!), plus this townhome boasts larger windows and higher ceilings than neighboring complexes allowing natural light to stream in. The main level living room features vaulted ceilings and two gorgeous focal points: a sleek modern gas fireplace and the expansive (newer) triple pane windows which frame the greenspace and Bow River. Whether you are relaxing inside or stepping out onto the recently enlarged 200+ sq. ft. composite deck, the seamless connection to nature is unobstructed. Moving through the home, upgraded glass panel railings underscore the sense of openness. The upper main living area level offers a functional, updated kitchen with stainless steel appliances, a generous island, and a large pantry that also houses the laundry (no need to go all the way to the basement), alongside a nice sized dining room and half bath. The top level features two spacious bedrooms. The primary bedroom offers ensuite access and elevated open views of the twinkling Bow River - wake up to that scene every day! The second bedroom is an oversized space that could easily be divided to make a third bedroom. Because this is an end unit, three large windows keep this room exceptionally bright. The lower levels provide a welcoming foyer, a finished rec room for hobbies or exercise, and access to the heated single car garage with a workbench. A second car fits easily on the full length driveway, with guest parking nearby. This beautifully maintained community features hanging summer flower baskets and mature trees, creating a peaceful atmosphere with a strong sense of pride of ownership. For added value, the condo fee includes cable and internet, and the local tennis courts are a short walk west. Live your extraordinary life in this contemporary

gem, nestled in the tranquil backdrop of the Bow.