# \$565,000 - 391 Point Mckay Gardens Nw, Calgary

MLS® #A2212491

### \$565,000

3 Bedroom, 3.00 Bathroom, 1,577 sqft Residential on 0.00 Acres

Point McKay, Calgary, Alberta

WELCOME TO 391 POINT MCKAY GARDENS NW, a bright and well-maintained townhome tucked into one of Calgary's most desirable riverfront communities. Just steps from the BOW RIVER PATHWAY, this home offers the perfect balance of nature, convenience, and inner-city living. Inside, you'll find a welcoming living space with EXTRA WINDOWS and a cozy WOOD-BURNING FIREPLACE WITH A LOG LIGHTER, adding character and warmth, perfect for Calgary winters. A CLEVERLY PLACED NOOK ON THE STAIR LANDING makes a great home office, study space, or reading corner. Sliding doors open to a PRIVATE DECK surrounded by mature trees, and the home is conveniently located RIGHT NEXT TO VISITOR PARKING. Upstairs, the primary suite features REAL HARDWOOD FLOORS and an UPDATED ENSUITE with a WALK-IN TILED SHOWER. Two additional bedrooms and a full bathroom offer flexibility for family, guests, or hobbies. The ATTACHED OVERSIZED, HEATED GARAGE AND BASEMENT STORAGE provide added convenience and room for all your gear.

Point McKay residents enjoy unmatched access to the river, with walking and biking trails, parks, tennis courts, and the Riverside Club just moments away. You're minutes to downtown, the Foothills and Children's Hospitals, University of Calgary, Market Mall, and neighbourhood favourites like LICS Ice Cream and Lazy Loaf & Kettle. Whether







commuting, relaxing, or heading west to the mountains, this location truly has everything.

#### Built in 1978

#### **Essential Information**

MLS® # A2212491 Price \$565,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,577 Acres 0.00 Year Built 1978

Type Residential

Sub-Type Row/Townhouse

Style 4 Level Split

Status Active

# **Community Information**

Address 391 Point Mckay Gardens Nw

Subdivision Point McKay

City Calgary
County Calgary
Province Alberta
Postal Code T3B 5C1

#### **Amenities**

Amenities None

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features No Animal Home, No Smoking Home, Separate Entrance

Appliances Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer,

Window Coverings

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Brick Facing, Wood Burning

Has Basement Yes

Basement Partial, Partially Finished

#### **Exterior**

Exterior Features Other

Lot Description Backs on to Park/Green Space, Many Trees

Roof Rubber

Construction Brick, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed April 17th, 2025

Days on Market 66

Zoning M-CG

# **Listing Details**

Listing Office Real Broker

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