

**22 Point McKay Crescent NW
Calgary, Alberta**

MLS # A2180681



\$599,900

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|------------------|--|---------------|-------------------|
| Division: | Point McKay | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 Level Split | | |
| Size: | 1,631 sq.ft. | Age: | 1979 (46 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Close to Clubhouse, Creek/River/Stream/Pond, Views | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 444 |
| Basement: | None | LLD: | - |
| Exterior: | Brick, Wood Frame, Wood Siding | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Jetted Tub, Recreation Facilities, Storage, Walk-In Closet(s) | | |

Inclusions: ALL WINDOW COVERINGS

LOCATION, LOCATION, LOCATION THIS NATURE DWELLS IN PERFECT HARMONY WALK TO BEAUTIFUL BOW RIVER ACCESS WITHIN A MINUTE. STUNNING PROPERTY LOCATED IN LUXURY INNER CITY & MOST DESIRABLE AREA IN POINT MCKAY GEM. STEPS TO BOW RIVER PATHWAY, EDWORTHY PARK & RIVERSIDE CLUB. ENDLESS TRAILS AT YOUR DOORSTEP. ENERGIZE YOUR DAY BY TAKING RIVERS PATHWAYS AND LUSH TREES AROUND. FULLY RENOVATED TOP-TO-BOTTOM. ALEGANT & COMFORTABLE OPEN-CONCEPT MAIN FLOOR. THE LIVING ROOM' HAS A COZY FIREPLACE AND ITS FLOORINGS ARE SURROUNDED BY EXPENSIVE MARBLE WORK. UPGRADED MODERN LOOKING LIGHT FIXTURES. EXTENDED COUNTERTOPS AND NEWER APPLIANCES IN THE KITCHEN. BOTH THE BEDROOMS ARE VERY SPACIOUS WITH VAULTED CEILINGS AND A HUGE WALK-IN CLOSET BY 7X5 FEET. BALCONIES ARE SURROUNDED BY TREES AND EXCELLENT VIEWS. UPSTARS BATHROOM IS FULLY RENOVATED INCLUDING JETTED TUB. FRONT ATTACHED GARAGE. 22'.6"X 13' TONS OF STORAGE SPACE IN THE BOILER ROOM. THIS UNIQUE PROPERTY IS A MUST-SEE TO APPRECIATE . 10 MINUTES TO CALGARY DOWNTOWN. A VERY SHORT DISTANCE TO FOOTHILLS & CHILDREN HOSPITAL, MARKET MALL, CANADA OLYMPIC PARK, UNIVERSITY OF CALGARY AND ISMAILI COMMUNITY CENTER JUST ACROSS THE STREET. PROPERTY IS VACANT AND EASY TO SHOW. CALL YOUR FAVORITE REALTOR FOR ALL YOUR SHOWINGS BEFORE ITS GONE.