

**3920 Point McKay Road NW  
Calgary, Alberta**

**MLS # A2191196**



**\$748,000**

<b>Division:</b>	Point McKay		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,421 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 574
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Storage		

**Inclusions:** N/A

OPEN HOUSE SUNDAY - 12PM TO 2PM. Experience the perfect blend of suburban tranquility and urban convenience in this beautifully renovated THREE bedroom townhouse, located in the highly desirable neighborhood of Point McKay. This charming area combines the serenity of suburban living with proximity to downtown Calgary and an array of shops, ensuring you enjoy the best of both worlds. Nestled just steps away from the scenic Bow River and just across from Edworthy Park, this location offers endless opportunities for outdoor recreation, leisurely strolls, and stunning views. Step inside to discover an open-concept kitchen and dining area with South facing windows, thoughtfully designed to elevate your entertaining experience. The kitchen boasts a stunning quartz island, ideal for gatherings and cooking, complemented by elegant, white laquer cabinetry accented with rich oak accents and high-quality, stainless-steel appliances. A butler's pantry off the kitchen is perfect for the "Home Chef" showcasing a warming drawer, dedicated storage designs for baking, and additional counter space for small appliances. The dining area overlooks the living room and beautiful setting through the high windows. This area also features a wine fridge, serving area and extensive built-ins. The living room is a cozy retreat, featuring soaring ceilings and a beautiful modern fireplace, creating a warm and inviting atmosphere. The upper level features three bedrooms and two full bathrooms along with fabulous display bookshelves and a perfect family "picture wall". The lower level has a custom-built laundry area and closet storage and the attached garage is heated. Outside, an expansive deck provides ample space for family gatherings or intimate outdoor dinners, complete with added fencing on the west side to ensure privacy. With

meticulous attention to detail and modern upgrades throughout, this home is move-in ready and waiting for its next owner. Note - Condo fees include SHAW basic cable. Don't miss the opportunity to experience the perfect combination of sophistication, comfort, and location!