



THE A-TEAM

RE/MAX FIRST

3818 POINT MCKAY Road, Calgary T3B 5B8

MLS@#: A2155288 Area: Point McKay Listing Date: 08/06/24 List Price: \$574,900
Status: Active County: Calgary Change: -\$15k, 13-Sep Association: Fort McMurray



General Information

Prop Type: Residential Row/Townhouse City/Town: Calgary Year Built: 1977
Finished Floor Area: Abv Sqft: 1,413 Low Sqft: Ttl Sqft: 1,413

DOM

43 Layout Beds: 3 (3) Baths: 2.5 (2 1) Style: 4 Level Split

Parking

Ttl Park: 2 Garage Sz: 1

Access: Lot Feat: Backs on to Park/Green Space Park Feat: Single Garage Attached

Utilities and Features

Roof: Asphalt Shingle Heating: Forced Air Sewer: Ext Feat: Other Construction: Wood Frame, Wood Siding Flooring: Carpet, Linoleum Water Source: Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Electric Range, Garage Control(s), Range Hood, Refrigerator Int Feat: High Ceilings, Storage Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Foyer, Bathrooms, Kitchen, Bedrooms, and Utility Room across different levels.

Legal/Tax/Financial

Condo Fee:
\$563

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **7811113**

Remarks

Pub Rmks: **Welcome to Point McKay Road! Where location and pride of ownership in this sought-after community cannot be beat. Here's your chance to own a spacious 3 bedroom, 3 bathroom townhome with attached garage is that is just a couple minutes walk to the gorgeous Bow River pathway. Situated in a park-like setting, this home backs onto a greenspace and is a 15 minute walk to the Edworthy Park bridge. As you enter the property and make your way to the living room, you will be wowed by the high ceilings and large windows that face the park behind. The living room has a cozy gas fireplace and is open to the dining room above. The third level has a nice sized dining room and spacious kitchen with room for an island and kitchen table. Conveniently located at the side of the kitchen is the laundry room. Walking past the powder room you will make your way up the open staircase to the fourth level. The fourth level is home to two good sized secondary bedrooms, the main bathroom and a large primary bedroom with an ensuite and plenty of closet space. Don't miss the views from the primary bedroom! The lower level hosts the utility room and large storage area. Point McKay Road offers quick and easy access to down town, the Foothills Hospital, the Alberta Children's Hospital, Market Mall Shopping Centre and multiple quaint shops, cafes and parks along Memorial Drive. Book your showing in this prestigious community today!**

Inclusions: **Unattached microwave in kitchen sold as-is, no warranties, or seller can remove it.**

Property Listed By: **Power Properties**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









