

**41 POINT MCKAY Court, Calgary T3B 5B7**

MLS®#: **A2156647** Area: **Point McKay** Listing Date: **08/12/24** List Price: **\$589,000**  
 Status: **Active** County: **Calgary** Change: **-\$10k, 04-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **1977**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,355**  
 Low Sqft:  
 Ttl Sqft: **1,355**

DOM

**37**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.5 (1 1)**  
 Style: **4 Level Split**

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Back Yard,Few Trees,Front Yard,Lawn**  
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Entrance**  
 Construction: **Brick,Wood Frame,Wood Siding**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Double Vanity,Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	11`9" x 11`0"	Pantry	Third	5`1" x 5`11"
Dining Room	Third	10`6" x 8`10"	2pc Bathroom	Third	5`1" x 4`7"
Bedroom - Primary	Level 4	15`0" x 11`1"	5pc Bathroom	Level 4	4`11" x 10`9"
Laundry	Level 4	2`5" x 5`1"	Bedroom	Level 4	17`3" x 10`0"
Living Room	Second	17`2" x 12`0"	Entrance	Main	4`0" x 12`7"
Storage	Lower	6`6" x 8`0"			

Legal/Tax/Financial

Condo Fee:  
**\$534**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC (preIP2007)**

Legal Desc: **7811113**

Remarks

Pub Rmks: **Location! Location! Beautiful BOW RIVER access right out your back door! You can easily walk or ride your bike to Downtown, Foothills and Children's Hospital, University, Edworthy Park and Market Mall from this gorgeous and desirable townhouse. This lovely home has an oversized single garage and a driveway for parking two vehicles. Step inside this updated townhouse to a spacious entryway with plenty of closet space for coats and shoes. There is a convenient storage room on this level and access to the garage. The large kitchen with STAINLESS STEEL appliances, GRANITE countertops, MOCHA cabinets and walk in pantry is a great place to prepare and then enjoy your meals at the spacious eating area. The kitchen is adjacent to the dining room that will fit your large table for 8-10 people, as an option while entertaining family and friends.. This space would also be a fantastic OFFICE if you prefer. Open to below from the DINING ROOM is the living room that is highlighted by a floor to ceiling wood burning FIREPLACE feature wall for those cozy winter evenings. The room is drenched with natural light and fresh air from a wall of windows which include french sliding glass doors. The sliding doors open to a large enclosed deck to enjoy your morning coffee and BBQ in the evenings while soaking in the fantastic South yard. Rich and modern hardwood flooring flows throughout the first 3 levels of the home. The upper floor has two large bedrooms and an updated 5 piece bathroom. The laundry area conveniently located on the top floor is close to bedrooms and linen closet. The primary bedroom will fit all your large furniture and has separate access to the 5 piece bathroom. The bright 5 piece bathroom has two sinks and cupboards covered in granite. Bedroom 2 is very large and has two closets, one at each end of the room. You could put a twin bed at each end for 2 children to share the room with plenty of space to play in between. Another option is a queen bed at one end and a desk at the other for the student or when working from home. Visitor parking stalls are 20 steps away from the front door. Don't be disappointed, call your Realtor to see this property soon!**

Inclusions:  
Property Listed By: **wine fridge "as is" vacuflor "as is"  
Engel & Völkers Calgary**

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

















