



THE
A-TEAM

**RE/MAX
FIRST**

322 POINT MCKAY Gardens, Calgary T3B 4V8

MLS®#: **A2165091** Area: **Point McKay** Listing Date: **09/13/24** List Price: **\$679,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1978**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,667**
 Low Sqft:
 Ttl Sqft: **1,667**

DOM

6
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **Townhouse**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Rectangular Lot**
 Park Feat: **Insulated,Single Garage Attached**

Utilities and Features

Roof: **Rubber**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Brick,Wood Frame,Wood Siding**
 Flooring: **Carpet,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
 Int Feat: **High Ceilings**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	19`3" x 12`9"	Kitchen	Main	11`1" x 11`0"
Breakfast Nook	Main	7`10" x 7`9"	Dining Room	Main	10`0" x 8`2"
Bedroom - Primary	Upper	13`10" x 11`4"	Bedroom	Upper	10`4" x 9`5"
Bedroom	Upper	12`7" x 9`5"	Game Room	Basement	12`1" x 9`4"
3pc Ensuite bath	Upper	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee:
\$643

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d44

Legal Desc: **7910670**

Remarks

Pub Rmks: ****OPEN HOUSE this SAT, Sept 21 (2:00 - 4:00 pm)** Wanna walk to the River, and backs onto the Green space? Must see this lovely 4 level Split style Townhouse in Point McKay area. You are just throw stone away to the River that you can enjoy your morning or evening walks. This nice Townhouse is backing onto the Park and leads to the Bow River Pathway. Sunny East facing Living Room with Wood burning fireplace almost 12 feet ceiling with lots of windows to let in the Morning Sun. Formal Dining Room and the spacious Kitchen with the Eating area offers you great space to have family gatherings. Hardwood floor in Living and Dining Room. Upper level has 3 bedrooms including the general size Master bedroom with upgraded full bath ensuite with his/her closet. 2 additional bedrooms with a full bath to complete this level. Basement is developed with a Rec Room, and laundry room. Insulated single attached garage and a beautiful Backyard with brick paving stone patio to complete this home. Enjoy sitting in the backyard with Park setting and no neighbour behind! Don't miss this opportunity to live in this secluded area that you can enjoy the outdoor activities, yet so close to the Downtown and all amenities.**

Inclusions: **N/A**
Property Listed By: **Jessica Chan Real Estate & Management Inc.**

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







