

545 POINT MCKAY Grove, Calgary T3B 5C5

MLS®#: **A2165715** Area: **Point McKay** Listing Date: **10/15/24** List Price: **\$575,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1980**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,City Lot,Conservation,Private**
 Park Feat: **Single Garage Attached,Stall**

DOM

3
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Cedar Shake**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Courtyard,Garden,Playground,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **High Ceilings,Pantry,Recessed Lighting,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Second	5`1" x 4`7"	Dining Room	Second	12`4" x 9`3"
Kitchen	Second	13`10" x 14`3"	Living Room	Second	19`3" x 14`8"
5pc Bathroom	Third	10`4" x 7`9"	Bedroom	Third	10`4" x 14`3"
Bonus Room	Third	8`7" x 12`7"	Bedroom - Primary	Third	19`3" x 18`8"
Foyer	Main	7`0" x 11`1"	Storage	Lower	8`1" x 11`3"
Furnace/Utility Room	Lower	10`6" x 11`2"			

Legal/Tax/Financial

Condo Fee:
\$453

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **8110902**

Remarks

Pub Rmks: **OPEN HOUSE SAT OCT 19TH FROM 1PM-3PM. Nestled in a hidden nook of Point McKay, this stunning townhouse at 545 Point McKay Grove (end unit) offers an unparalleled living experience that goes beyond your wildest dreams. This property has been updated with NEW FLOORS, LIGHTING and fresh paint. 2 bedrooms, a den, and 2 bathrooms spanned across a spacious layout, this property isn't just a home; it's a sanctuary that blends luxurious comfort with the serene embrace of nature, all while keeping you moments away from the vibrant pulse of the inner city. Your journey begins in a welcoming foyer, providing a seamless transition from the outdoors with convenient garage access This space sets the stage for the comfort and elegance that defines every corner of this home. Carry on into the living area, where the warmth of the wood burning fireplace, soaring ceilings, and an abundance of sunlight create an inviting ambiance out to your private backyard Here, under the canopy of trees is the perfect space for entertaining. Large windows frame snapshots of nature, bringing its tranquil beauty indoors. This is a space designed for cherished moments, offering the perfect backdrop for cozy family cuddles after a day's adventure. The Kitchen offers a ton of counter space and storage to have meals next to the kitchen window. Partnered with the elegant dining area. Retreat to the sanctuary of the bedrooms. The massive primary bedroom offers ample space for a king size bed and 2 closets. The additional bedroom and den are a thoughtful blend of functionality and style. Immerse yourself in the beauty of the Bow River's banks, with endless trails at your doorstep. Mornings are redefined with walks amidst the river's pathways, lush trees, and the sound of nature to energize your day. Despite this natural seclusion, downtown Calgary is 11 min out your door, U Of C is 6 minutes, Foothills Hospital 7 minutes, Children's Hospital is 5 minutes, ensuring your commute is as serene as your surroundings. 545 Point McKay Grove isn't just a home; it's a lifestyle, offering an escape into a world where luxury, comfort, and nature dwell in perfect harmony. Welcome to your dream home, where expectations aren't just met—they're surpassed. Book Your showing today!**

Inclusions: **NA**
Property Listed By: **eXp Realty**

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













545 Point McKay Grove NW, Calgary, AB

Main Floor Exterior Area 37.55 sq ft
Excluded Area 209.95 sq ft

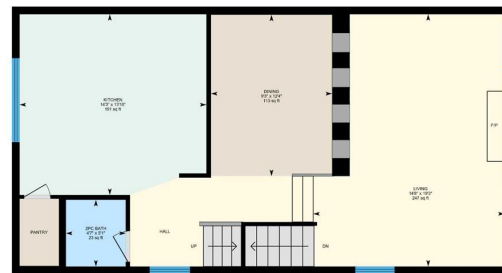


PREPARED: 2024/10/15

While regions are excluded from total floor area in GUSSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

545 Point McKay Grove NW, Calgary, AB

2nd Floor Exterior Area 773.09 sq ft



PREPARED: 2024/10/15

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3rd Floor Exterior Area 783.11 sq ft
Excluded Area 11.38 sq ft



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Lower 1 (Below Grade) Exterior Area 308.09 sq ft



PREPARED: 2024/10/15



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