



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**218 POINT MCKAY Terrace, Calgary T3B 4V6**

MLS®#: **A2170768**

Area: **Point McKay**

Listing Date: **10/04/24**

List Price: **\$750,000**

Status: **Pending**

County: **Calgary**

Change: **-\$15k, 14-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **1979**

Finished Floor Area  
Abv Sqft: **1,700**  
Low Sqft:  
Ttl Sqft: **1,700**

DOM

**78**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **4 Level Split**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

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

Access:

Lot Feat: **No Neighbours Behind**  
Park Feat: **Off Street,Parking Pad,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer Stacked,Wine Refrigerator**  
Int Feat: **Breakfast Bar,Ceiling Fan(s),High Ceilings,Pantry,Quartz Counters,Recessed Lighting,See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	19`3" x 17`5"
Dining Room	Main	10`1" x 9`1"
Bedroom	Upper	9`6" x 9`6"
Laundry	Upper	4`3" x 3`4"
4pc Bathroom	Second	

Room	Level	Dimensions
Kitchen With Eating Area	Main	23`4" x 8`5"
Bedroom - Primary	Upper	20`2" x 12`0"
Bedroom	Upper	11`9" x 9`4"
2pc Bathroom	Lower	
4pc Ensuite bath	Second	

Legal/Tax/Financial

Condo Fee:  
**\$405**

Title:  
**Fee Simple**  
Fee Freq:

Zoning:  
**DC**

Monthly

Legal Desc: 7911474

Remarks

Pub Rmks: **Beautifully updated on the exterior, this townhome in popular Point McKay has also been stunningly renovated inside this year. From the moment you walk through the front door, high-end selections stand out. Hardwood floors and upgraded doors with stylish black hardware set an upscale tone immediately. You'll pass a powder room and the entry from the single-attached garage on your way to the main level. A breathtaking living area opens up with soaring ceilings, floor-to-ceiling windows, and a statement fireplace. A glass half-wall and open stair rails connect the levels, adding to the dynamic visual space and allowing natural light to flow throughout. Sliding glass doors lead to a spacious deck you will absolutely love spending time on in the warm months. Up the stairs, renovations have removed the wall between the kitchen and dining room to create a lovely open-concept area. The entire kitchen is brand new and includes all the dreamy elegance you could want. Full-height cabinetry infuses a clean elegance, while quartz counters and backsplashes add a luxe touch. A massive central island is sure to become a natural hub for your gatherings, and the contrasting dark tones highlight the sleek, black fittings and stainless appliances for a gorgeous chic aesthetic. A cozy breakfast nook and a butler's pantry with a wine fridge take it to the next level, and this unit also has a sunny south-facing balcony here. As you head to the top floor, vaulted ceilings with big windows flood the stairwell with light. The primary bedroom is a peaceful retreat, complete with generous closets and a serene ensuite. Both secondary bedrooms are large, and this storey also holds the main bathroom and the laundry room. The basement holds a large storage area for all your seasonal items, or you could easily finish it into a home gym, office, or guestroom. Outside, a tidy lawn off the deck is a rare feature your furry family member will appreciate, and the gate backs onto the edge of the complex, making it feel like you have your own private park. Within steps, you can enjoy the Bow River Pathway, whether your style is running or biking, or you just want to meander between the many parks and viewpoints along the way. This community is one of the most coveted in Calgary, due to its proximity to downtown, the Foothills Hospital, and the Alberta Children's Hospital. Trendy Kensington is also close by, and in easy walking distance you can access the tennis courts, Riverside Club and Spa, as well as local eateries like the Lazy Loaf and Kettle or LICs Ice Cream. Of course, if the mountains start calling, you can be headed west out of town in minutes as well! See this one today!**

Inclusions: n/a  
Property Listed By: Real Broker

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

Entry/Basement levels











