



THE
A-TEAM

**RE/MAX
FIRST**

3920 POINT MCKAY Road, Calgary T3B 5B9

MLS®#: **A2177381**

Area: **Point McKay**

Listing Date: **11/06/24**

List Price: **\$768,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 14-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1977**
Lot Information
Lot Sz Ar: **2,023 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,421**
Low Sqft:
Ttl Sqft: **1,421**

DOM

77
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Landscaped**
Park Feat: **Heated Garage,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garburator,Humidifier,Instant Hot Water,Microwave Hood Fan,Refrigerator,Warming Drawer,Washer/Dryer,Wine Refrigerator**
Int Feat: **Built-in Features,High Ceilings,Kitchen Island,No Smoking Home,Pantry,Quartz Counters,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Ensuite bath	Level 4	0`0" x 0`0"	4pc Bathroom	Level 4	0`0" x 0`0"
Laundry	Basement	10`7" x 12`8"	Great Room	Main	12`0" x 18`10"
Dining Room	Main	9`4" x 12`1"	Kitchen	Main	11`3" x 13`3"

**Bedroom - Primary
Bedroom**

**Upper
Upper**

**10`9" x 12`9"
12`5" x 8`7"**

Bedroom

Upper

10`7" x 9`9"

Legal/Tax/Financial

Condo Fee:
\$574

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **7811113**

Remarks

Pub Rmks: **OPEN HOUSE SUNDAY JANUARY 19TH - 2PM TO 4PM. Experience the perfect blend of suburban tranquility and urban convenience in this beautifully renovated THREE bedroom townhouse, located in the highly desirable neighborhood of Point McKay. This charming area combines the serenity of suburban living with proximity to downtown Calgary and an array of shops, ensuring you enjoy the best of both worlds. Nestled just steps away from the scenic Bow River and just across from Edworthy Park, this location offers endless opportunities for outdoor recreation, leisurely strolls, and stunning views. Step inside to discover an open-concept kitchen and dining area with South facing windows, thoughtfully designed to elevate your entertaining experience. The kitchen boasts a stunning quartz island, ideal for gatherings and cooking, complemented by elegant, white-laquer cabinetry accented with rich oak accents and high-quality, stainless-steel appliances. A butler's pantry off the kitchen is perfect for the "Home Chef" showcasing a warming drawer, dedicated storage designs for baking, and additional counter space for small appliances. The dining area overlooks the living room and beautiful setting through the high windows. This area also features a wine fridge, serving area and extensive built-ins. The living room is a cozy retreat, featuring soaring ceilings and a beautiful modern fireplace, creating a warm and inviting atmosphere. The upper level features three bedrooms and two full bathrooms along with fabulous display bookshelves and a perfect family "picture wall". The lower level has a custom-built laundry area and closet storage and the attached garage is heated. Outside, an expansive deck provides ample space for family gatherings or intimate outdoor dinners, complete with added fencing on the west side to ensure privacy. With meticulous attention to detail and modern upgrades throughout, this home is move-in ready and waiting for its next owner. Note - Condo fees include SHAW basic cable. Don't miss the opportunity to experience the perfect combination of sophistication, comfort, and location!**

Inclusions:
Property Listed By: **N/A
Coldwell Banker Mountain Central**

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









