



THE
A-TEAM

**RE/MAX
FIRST**

579 POINT MCKAY Grove, Calgary T3B 5C4

MLS®#: **A2179074**

Area: **Point McKay**

Listing Date: **11/14/24**

List Price: **\$615,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **1,657**
Low Sqft:
Ttl Sqft: **1,657**

DOM

19
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **4 Level Split**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Corner Lot,No Neighbours Behind,Landscaped,Private,See Remarks**
Park Feat: **Driveway,Garage Faces Front,Off Street,Parking Pad,Single Garage Attached**

Utilities and Features

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

Construction: **Brick,Cedar,Wood Frame**
Flooring: **Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Ceiling Fan(s),Central Vacuum,Granite Counters,High Ceilings,Pantry,See Remarks,Track Lighting,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	19`1" x 14`6"	Dining Room	Main	15`7" x 9`2"
Kitchen With Eating Area	Main	14`2" x 13`8"	2pc Bathroom	Main	
Bedroom - Primary	Upper	19`1" x 14`0"	Bedroom	Upper	8`7" x 8`6"
Bedroom	Upper	14`0" x 10`1"	4pc Bathroom	Upper	
Laundry	Basement	7`3" x 6`7"			

Legal/Tax/Financial

Condo Fee: \$453	Title: Fee Simple	Zoning: DC
	Fee Freq: Monthly	
Legal Desc:	8110902	

Remarks

Pub Rmks: **Beautifully renovated, this Point McKay townhome is a coveted end unit, where extra windows along the side bring in amazing natural light. Mature trees frame the covered front porch, and a tidy curb appeal includes a new garage door. Inside, a big, bright entryway welcomes you home and provides access to the single-attached garage. Step up to the main level, where oak hardwood is stylish and timeless, and a gas fireplace in a floor-to-ceiling stone hearth makes a gorgeous statement. Soaring ceilings combine with big windows on two sides, filling the space with sunshine throughout the day. Built-ins create an eye-catching backdrop and enhance the feeling of openness as you step up into the dining room. You will notice refreshed paint and lighting throughout the house, and the windows have all been updated as well. A large kitchen features upgrades such as refreshed light-coloured cabinetry that forms an elegant aesthetic with stainless appliances and granite counters. A breakfast nook enjoys another big window with lovely views facing south toward the river. A full pantry and a powder room complete this level. Upstairs, the expansive primary bedroom is a true retreat, complete with dual closets and a private sitting area that could easily serve as a home office. Shared cheater access with the main bathroom is a clever design choice. The bathroom offers an oversized vanity with plentiful storage, and lovely tile work extends into the stone shower, where a bench and a selection of rainfall, angled, and body jets are sure to make each shower a luxurious spa experience. There are two more bedrooms on this storey; another desirable feature of this floorplan. The lower level is partially finished, with a flex area perfect for a home studio or simply seasonal storage. In the utility area, a newer washer and dryer, a utility sink, and shelving and hanging space make laundry day a breeze. Outside, a landscaped oasis awaits. The brick patio is edged with gardens, including a lovely shade tree, and a pond provides a lovely ambiance in the warm months. There are no direct neighbours to the front, side or back, giving this unit a secluded feel. The yard backs onto a greenspace, and just steps away, the Bow River offers endless hours of enjoyment in the various parks and pathways that line it. The amenities of the Riverside Club are in walking distance, giving you access to the spa, golf centre, tennis courts, and pool, as well as the Riverside Towers shops. Other area favourites in walking distance are LICS Ice Cream and the Lazy Loaf and Kettle. A short drive takes you to trendy Kensington or up-and-coming Montgomery, where Calgary's food scene and local shops are highlights. Downtown commuters can either drive or bike to work in about ten minutes! The Foothills and Children's hospitals are nearby, making this area a favourite for medical professionals. If mountain adventures call, you can be headed west past the city limits in minutes. See this one today!**

Inclusions:
Property Listed By: **Steam Shower and Humidifer on Furnace sold "AS IS " Real Broker**

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







