



THE
A-TEAM

**RE/MAX
FIRST**

22 POINT MCKAY Crescent, Calgary T3B5B4

MLS®#: **A2180681**

Area: **Point McKay**

Listing Date: **11/22/24**

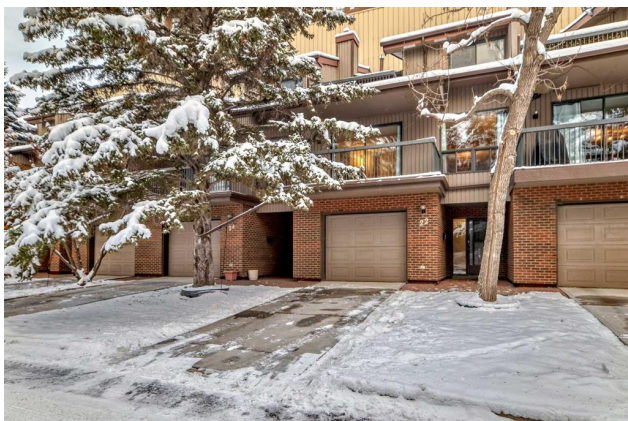
List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,631**
Low Sqft:
Ttl Sqft: **1,631**

DOM

29
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **3 Level Split**

Parking

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

Access:

Lot Feat: **Close to Clubhouse,Creek/River/Stream/Pond,Views**
Park Feat: **Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Electric Water Heater,Range Hood,Refrigerator,See Remarks**
Int Feat: **High Ceilings,Jetted Tub,Recreation Facilities,Storage,Walk-In Closet(s)**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|---------------------|---------------|----------------------|--------------------------|---------------|----------------------|
| Kitchen | Main | 8`6" x 9`9" | Dining Room | Main | 12`1" x 11`7" |
| Living Room | Main | 20`7" x 13`5" | Bedroom - Primary | Second | 10`5" x 15`5" |
| Bedroom | Second | 9`9" x 13`5" | Walk-In Closet | Second | 7`2" x 5`2" |
| 4pc Bathroom | Main | 8`2" x 8`5" | 4pc Bathroom | Second | 8`1" x 4`11" |
| Balcony | Main | 14`4" x 5`7" | Balcony | Second | 10`2" x 11`2" |
| Entrance | Lower | 6`9" x 14`6" | | | |

Legal/Tax/Financial

Condo Fee:
\$444

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **8310505**

Remarks

Pub Rmks: **LOCATION, LOCATION, LOCATION THIS NATURE DWELLS IN PERFECT HARMONY WALK TO BEAUTIFUL BOW RIVER ACCESS WITHIN A MINUTE. STUNNING PROPERTY LOCATED IN LUXURY INNER CITY & MOST DESIRABLE AREA IN POINT MCKAY GEM. STEPS TO BOW RIVER PATHWAY, EDWORTHY PARK & RIVERSIDE CLUB. ENDLESS TRAILS AT YOUR DOORSTEP. ENERGIZE YOUR DAY BY TAKING RIVERS PATHWAYS AND LUSH TREES AROUND. FULLY RENOVATED TOP-TO-BOTTOM. ALEGANT & COMFORTABLE OPEN-CONCEPT MAIN FLOOR. THE LIVING ROOM' HAS A COZY FIREPLACE AND ITS FLOORINGS ARE SURROUNDED BY EXPENSIVE MARBLE WORK. UPGRADED MODERN LOOKING LIGHT FIXTURES. EXTENDED COUNTERTOPS AND NEWER APPLIANCES IN THE KITCHEN. BOTH THE BEDROOMS ARE VERY SPACIOUS WITH VAULTED CEILINGS AND A HUGE WALK-IN CLOSET BY 7X5 FEET. BALCONIES ARE SURROUNDED BY TREES AND EXCELLENT VIEWS. UPSTARS BATHROOM IS FULLY RENOVATED INCLUDING JETTED TUB. FRONT ATTACHED GARAGE. 22'.6"X 13' TONS OF STORAGE SPACE IN THE BOILER ROOM. THIS UNIQUE PROPERTY IS A MUST-SEE TO APPRECIATE . 10 MINUTES TO CALGARY DOWNTOWN. A VERY SHORT DISTANCE TO FOOTHILLS & CHILDREN HOSPITAL, MARKET MALL, CANADA OLYMPIC PARK, UNIVERSITY OF CALGARY AND ISMAILI COMMUNITY CENTER JUST ACROSS THE STREET. PROPERTY IS VACANT AND EASY TO SHOW. CALL YOUR FAVORITE REALTOR FOR ALL YOUR SHOWINGS BEFORE ITS GONE.**

Inclusions: **ALL WINDOW COWERINGS**
Property Listed By: **Seller Direct Real Estate**

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











