



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**564 POINT MCKAY Grove, Calgary T3B 5C5**

MLS®#: **A2188534**      Area: **Point McKay**      Listing Date: **01/23/25**      List Price: **\$799,900**  
 Status: **Pending**      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:

Finished Floor Area  
 Abv Sqft: **1,780**  
 Low Sqft:  
 Ttl Sqft: **1,780**

DOM

**7**  
Layout  
 Beds: **1 (1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond**  
 Park Feat: **Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Closet Organizers,Double Vanity,Granite Counters,See Remarks,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`7" x 5`5"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>9`1" x 8`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>20`7" x 11`10"</b>	<b>Foyer</b>	<b>Main</b>	<b>7`2" x 4`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`8" x 9`5"</b>	<b>Living Room</b>	<b>Main</b>	<b>16`9" x 11`7"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`0" x 6`2"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>13`4" x 10`8"</b>
<b>Balcony</b>	<b>Upper</b>	<b>8`9" x 3`10"</b>	<b>Office</b>	<b>Upper</b>	<b>18`11" x 10`9"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>20`7" x 16`9"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>10`8" x 10`2"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>7`11" x 6`2"</b>	<b>Cold Room/Cellar</b>	<b>Basement</b>	<b>8`6" x 5`9"</b>

<b>Laundry Storage</b>	<b>Basement</b>	<b>14`3" x 8`4"</b>	<b>Game Room</b>	<b>Basement</b>	<b>22`7" x 19`11"</b>
	<b>Basement</b>	<b>12`4" x 11`2"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>8`8" x 8`7"</b>

Legal/Tax/Financial

Condo Fee: <b>\$617</b>	Title: <b>Fee Simple</b>	Zoning: <b>DC</b>
	Fee Freq: <b>Monthly</b>	

Legal Desc: **8110902**

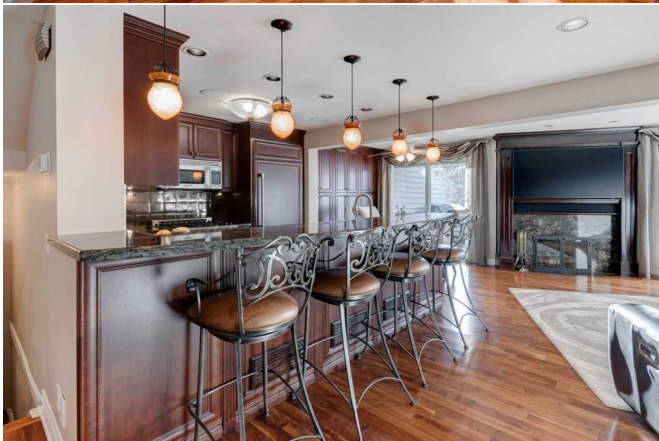
Remarks

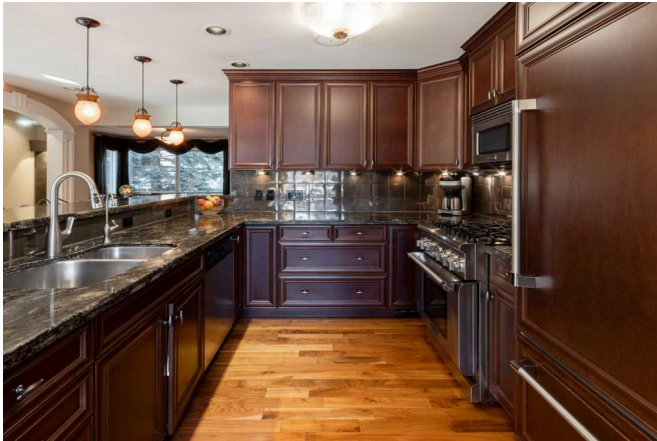
Pub Rmks: **Open House CANCELED. Exceptional two storey end unit townhouse backing directly onto Edworthy Park, the river pathway and the Bow River! This extremely well maintained home comes complete with a single attached garage and a southwest-facing fenced yard with great views! Many updates have been done over the last 15 years including hardwood flooring throughout the main and upper levels, a full kitchen renovation, the 3 above grade bathrooms redone, upper level reconfiguration, furnace replacement, hot water tank replacement, windows all replaced, lighting redone, flat ceilings, paint, trim, railings and more. Central air conditioning added in 2024, a rare offering in Point McKay. The main level features a beautiful kitchen with Sub Zero fridge, Thermador gas range, granite countertops, high quality cabinetry, and raised bar with seating. The kitchen opens onto the dining nook, and onto the living room which features a cozy gas fireplace and windows facing Edworthy Park and the Bow River. Spacious dining room, updated powder room, and 2 wall water features complete this main level. The tranquil west-facing fenced yard is accessed by patio doors off the dining nook and features a composite deck, patio and planters for gardening or perennials, and an irrigation system for the front and back yards. The upper level of the home features the primary bedroom suite with 3-sided gas fireplace, hardwood flooring, reading area with space for a dresser, and balcony with amazing park and river views. The primary ensuite includes a spa-like tiled steam shower with built-in bench and glass door, double sinks with granite countertops, heated tile floors, linen closet, and a skylight that opens via remote control and closes automatically if it rains. The ensuite leads to the beautiful walk-in closet with many built-ins. This upper level also features a spacious open office, which could be closed in to make a 2nd bedroom, and a full bathroom with soaker tub/shower. The fully finished basement has a large family room, full bathroom, laundry room, storage room and utility room with more storage space. The attached single garage has room for a vehicle and storage, plus the driveway in front of the garage fits a second car if desired. Visitor parking available in the complex and street parking nearby. Very well run complex. Fantastic location with the Bow River pathway system literally outside your door, close to the Foothills & Children's Hospitals, and close to many nearby amenities such parks, schools, Point McKay Tower amenities, Market Mall and easy access to downtown. Rarely do these properties that back directly on to green spaces and the Bow River in Point McKay West come on the market, you don't want to miss out!**

Inclusions: **Primary Bedroom & Ensuite TVs and TV Mounts, Control4 AV System Components with Equipment Rack, 2 Wall Water Fountains, Garage Door Opener with 2 remotes, Bench in Front Yard, All Yard Flower Pots and Fountain in Yard**

Property Listed By: **RE/MAX Realty Professionals**

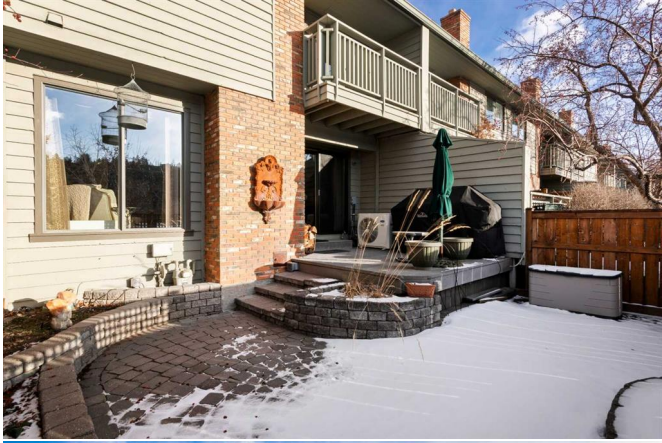
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

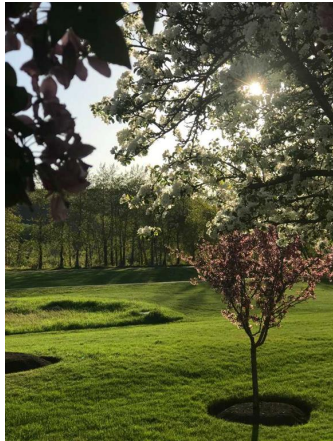












**564 Point McKay Grove NW, Calgary, AB**

Main Floor Exterior Area 564.34 sq ft  
Interior Area 793.31 sq ft  
Excluded Area 204.69 sq ft



PREPARED: 2025/01/23

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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2nd Floor Exterior Area 915.06 sq ft  
Interior Area 653.14 sq ft

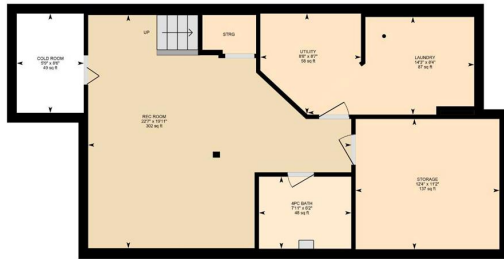


PREPARED: 2025/01/23

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**564 Point McKay Grove NW, Calgary, AB**

Basement (Below Grade) Exterior Area 794.30 sq ft  
Interior Area 658.92 sq ft  
Excluded Area 48.87 sq ft



PREPARED: 2025/01/23

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