

**22 POINT MCKAY Crescent, Calgary T3B 5B4**

MLS®#: **A2198057**      Area: **Point McKay**      Listing Date: **02/27/25**      List Price: **\$575,000**  
 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:

Access:

Lot Feat: **Landscaped**  
 Park Feat: **Oversized, Parking Pad, Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,614**  
 Low Sqft:  
 Ttl Sqft: **1,614**

DOM

**15**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **3 (or more) Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony, Private Entrance, Storage**

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

Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings**  
 Int Feat: **Breakfast Bar, Built-in Features, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>9`8" x 8`1"</b>	<b>Living Room</b>	<b>Main</b>	<b>20`7" x 13`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`0" x 8`0"</b>	<b>4pc Bathroom</b>	<b>Main</b>	
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>17`7" x 10`5"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>7`2" x 5`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`5" x 9`10"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	

Legal/Tax/Financial

Condo Fee:  
**\$444**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC**

Legal Desc: **8310505**

Remarks

Pub Rmks: **RENOVATED TOWNHOME | SINGLE OVERSIZED GARAGE + PAD | SECLUDED ROOF TOP PATIO - Welcome home to the beautiful, exclusive community of Point McKay. Tucked adjacent to the Bow, this community is home to some of the most exceptional views, walkways, and is walking distance to the Foothills Hospital, Market Mall, and Lics ice cream! Entering the home, you are welcomed with a large walkway, ample storage, and laundry. On the main floor is where this home starts to shine with a huge open layout, electric fireplace, massive windows with exceptional light, and privacy from the gorgeous pine trees out front. The kitchen has been completely renovated with new cabinets, stone counters, and stainless steel appliances. The main floor bathroom has been renovated and also includes a full shower. In addition to the exceptional amount of space to make your own, the balcony offers another 84 sqft of space to enjoy with friends and family this summer. Upstairs, the secondary bedroom is huge, offering just over 13 ft of width to fit a bed or any size. The upstairs bathroom has also been renovated with stone counters and a jetted jacuzzi tub. The best part of the upstairs is the primary bedroom, which offers just over 17 ft of width as well as a walk-in closet that will make you love your closet again! But that's not all, the primary bedroom also includes a huge private patio as your secluded getaway from the world. Some additional noteworthy updates include new paint and flooring throughout the home. The flooring is a combination of laminate and marble in the living area. Pets are allowed with board approval. This is one property you won't want to miss, book your private viewing 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**





