



354 POINT MCKAY Gardens Calgary Alberta

\$675,000

Idyllic townhouse in highly sought after Point McKay, literally steps from the Bow River and across from the Douglas Fir Trail. Directly backs onto the parkway. Sun and serenity on a private SW deck viewing the river. Listen to the river from the converted large bedroom w/ its own 4 pce bathroom. Ideal for walking, cycling, blading, commuting to DT, river use or just plain relaxing in private oasis. Wood fireplace w/ gas starter. Well managed. New rubber roofs. 2 stage Hi Eff furnace. 50 g water heater. Single attached heated garage. 13 min walk to Foothills Hospital. Minutes from Angel's cafe, Lick's Ice Cream & Lazy Loaf. Easy egress west to mountains. Hassle free condo living. Ideal for professional or retired single or couple. Being sold by owner since 2005 moving for employment reasons. Adjacent river side units recently sold for \$700,000 to \$800,000 due to desirability and rarely available vs units on inner court yard or on Point Dr. Prepare for a great lifestyle. (id:6769)

2pc Bathroom .00 Ft x .00 Ft

Bedroom 9.42 Ft x 11.00 Ft

Primary Bedroom 9.17 Ft x 10.25 Ft

4pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:
Honestdoor Inc.

<https://www.honestdoor.com/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca