



## 3839 Point McKay Road Calgary Alberta

\$749,900

Experience inner-city living in harmony with Calgary's natural beauty, right in your backyard with this rare, riverside residence in Point McKay I. The Bow River, walking and biking pathways, and greenspace are easily admired from the sweeping rear windows in this end unit townhome, from the recently enlarged composite deck (over 200 sqft), or by immersing yourself fully and stepping right into nature. This condo community is beautifully maintained throughout, featuring hanging flower baskets in the summer, mature trees, and a strong sense of pride of ownership, adding to the peaceful atmosphere. Thoughtfully renovated, it features hardwood flooring throughout, a functional kitchen with stainless steel appliances, and plenty of room for dining. The main level living room with vaulted ceilings offers two gorgeous focal points - out the large (newer) windows framing the expansive nature greenspace beside the Bow River, or more inward toward the sleek, modern gas fireplace. Moving up through the home, the upgraded glass panel railings underscore light and openness at every turn. On the second level, you'll find the accessible and well laid out dining room, updated kitchen with a generous island and ample cabinets, a large pantry that also houses the laundry room, plus a half bath. On the top level, there are two generously sized bedrooms and two full bathrooms. The primary bedroom (with ensuite bath) has all the twinkling Bow River views you could want. Another full bathroom and a huge second bedroom complete this level. The second bedroom could easily be divided to create a third bedroom while still offering ample space and closet storage. Because this townhome is an end unit, three large windows fill this bedroom with natural light. The lower two levels include a welcoming foyer, access to the single car garage (with an electric heater and workbench area), a finish...

2pc Bathroom Measurements not available

Kitchen 12.17 Ft x 8.83 Ft

Dining room 12.17 Ft x 8.83 Ft

Laundry room 5.33 Ft x 7.25 Ft

Primary Bedroom 18.75 Ft x 14.17 Ft

Bedroom 16.42 Ft x 11.17 Ft

3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

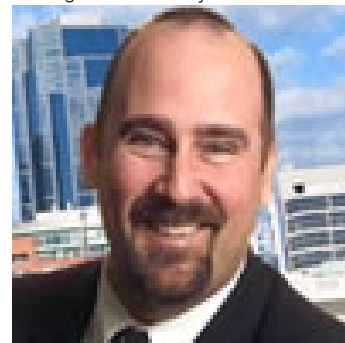
Recreational, Games room 11.33 Ft x 11.50 Ft

Furnace 6.67 Ft x 11.50 Ft

Foyer 6.83 Ft x 13.50 Ft

Living room 18.75 Ft x 12.33 Ft

Listing Presented By:



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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca