

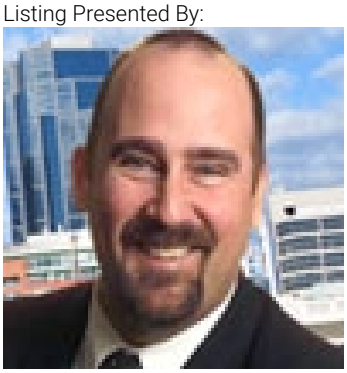

# 565 Point Mckay Grove Calgary Alberta

$574,900

PUBLIC OPEN HOUSE SATURDAY OCT 3RD 1:00-3:00 PM. Welcome to Point McKay West -- Prime Riverside Living! This exceptional 3-level split boasts over 1,600 sq ft of living space, plus an additional 110 sq ft of lovely open foyer, and an oversized single attached garage (12'10" x 15'3") offering exceptional storage. A few steps up from the foyer, you're greeted by a generous living room with 10 ft ceilings, a gas feature fireplace, and double doors leading to a private, landscaped patio. Up a couple more stairs, the formal dining room/flex space features cutouts into the living room and kitchen for a bright, open feel. The updated kitchen boasts a stainless steel appliance package, granite countertops, and a large kitchen island with double sink, along with loads of cupboard space and a separate pantry. A 2-piece bathroom completes this level. Upstairs, a versatile loft area is perfect for a home office or den, with the potential to convert into a third bedroom. The updated 5-piece bathroom, with cheater entrance to the primary suite, features a separate shower, soaker tub, and vessel sink. The large primary bedroom easily accommodates a TV/reading nook, or can be expanded to create a fabulous walk-in closet -- leaving plenty of room to spare. A second bedroom completes the third-floor layout. This exceptional complex, Point McKay West, is prime real estate -- bordered to the south by the Bow River, scenic walking trails, and Edworthy Park, with just a 20-minute walk to downtown. This unbeatable location boasts a Walk Score of 98 (Walker's Paradise), a Bike Score of 92 (Cyclist's Dream), and a Transit Score of 86 (Excellent Transit) . You're within walking distance to the vibrant University District with its fabulous shops, restaurants, and theatre, and just a 10-minute drive to Market Mall. With 16th Avenue one light away and Stoney Trail 10 minutes out, you're co...

Dining room 12.33 Ft x 9.17 Ft
Kitchen 13.83 Ft x 16.08 Ft
Living room 19.17 Ft x 15.25 Ft
2pc Bathroom 5.00 Ft x 4.50 Ft
Primary Bedroom 19.25 Ft x 18.83 Ft
5pc Bathroom 10.33 Ft x 7.83 Ft
Bedroom 10.33 Ft x 12.42 Ft
Den 8.50 Ft x 14.00 Ft
Foyer 6.75 Ft x 11.33 Ft

Listing Presented By:



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

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