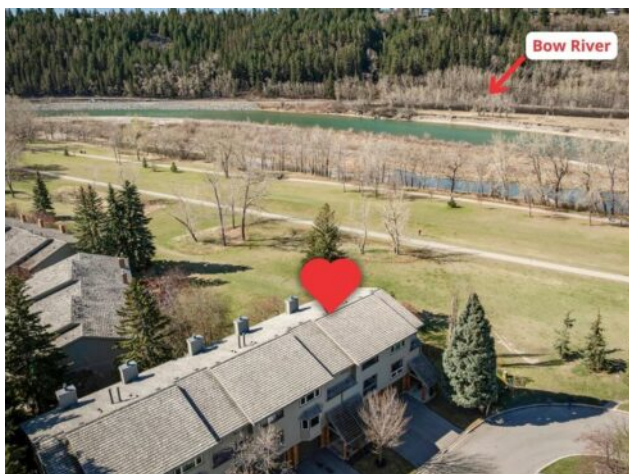


39 Point McKay Crescent NW  
Calgary, Alberta

MLS # A2216413



# \$669,900

<b>Division:</b>	Point McKay		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,534 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, C		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Low Ma		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	\$ 478
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** Refrigerator, stove, microwave, dishwasher, washer & dryer, blinds and curtain rods, garage door opener & 1 remote, dining room wall-mounted cabinetry, kitchen island, floating shelves in office

**BACKING ONTO BOW RIVER** | Welcome to this beautifully updated, extremely WELL-BUILT 3-bedroom, 1.5-bathroom townhouse in the highly sought-after riverside community of Point McKay, offering a rare opportunity to back directly onto the Bow River and its scenic pathway system. This move-in-ready home features freshly painted walls, refinished ceilings, hardwood flooring, and a thoughtfully designed layout with a bright living room that boasts soaring 2-storey ceilings, large windows, and a cozy wood-burning fireplace that fills the space with warmth and natural light. The stunning kitchen is ideal for everyday living and entertaining, with quartz countertops, stainless steel appliances, a generous walk-in pantry, a central island with a breakfast bar, and cabinetry with some open shelving. The open-concept dining area overlooks the living room for a stylish, airy feel, and a sunny patio off the living room provides a perfect spot to enjoy morning coffee, evening sunsets, or a BBQ with friends! Access to the incredible river trail system is right out your back gate - truly a life-changing feature. Upstairs, the oversized primary bedroom offers a serene retreat, featuring 2 closets, enough space for an office, and access to the full bathroom. The top floor also includes 2 additional bedrooms, both with river views, and a well-appointed full bathroom with separate tub, separate shower, tile flooring and quartz countertops. A convenient main-floor powder room, an oversized single attached garage with driveway, and a basement with abundant storage space and laundry complete the home. Additional upgrades include modern lighting, fresh paint, new bathroom mirrors, and a functional layout designed for both comfort and style. All of this in an unbeatable location near Foothills and Alberta Children's Hospitals, University of Calgary, downtown, tennis courts, and beloved

local spots like the Lazy Loaf & Kettle. Imagine floating down the river on a hot summer's day, right out your back door! This is urban living with a natural backdrop - don't miss your chance to own a river-facing home in one of Calgary's most desirable neighbourhoods.