

# \$565,000 - 391 Point McKay Gardens Nw, Calgary

MLS® #A2212491

**\$565,000**

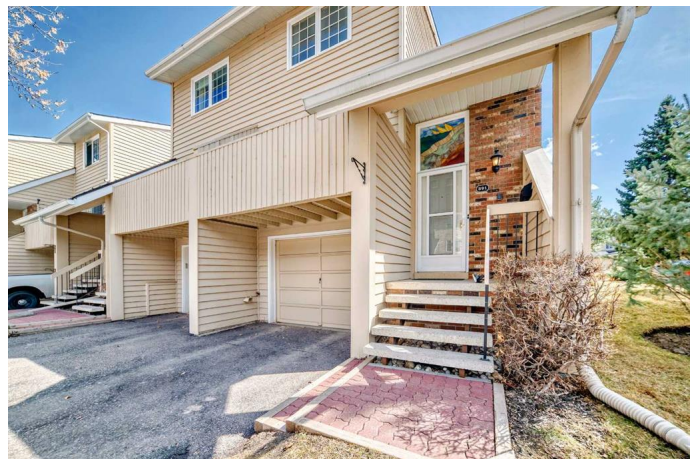
3 Bedroom, 3.00 Bathroom, 1,577 sqft

Residential on 0.00 Acres

Point McKay, Calgary, Alberta

WELCOME TO 391 POINT MCKAY GARDENS NW, a bright and well-maintained townhome tucked into one of Calgary's most desirable riverfront communities. Just steps from the BOW RIVER PATHWAY, this home offers the perfect balance of nature, convenience, and inner-city living. Inside, you'll find a welcoming living space with EXTRA WINDOWS and a cozy WOOD-BURNING FIREPLACE WITH A LOG LIGHTER, adding character and warmth, perfect for Calgary winters. A CLEVERLY PLACED NOOK ON THE STAIR LANDING makes a great home office, study space, or reading corner. Sliding doors open to a PRIVATE DECK surrounded by mature trees, and the home is conveniently located RIGHT NEXT TO VISITOR PARKING. Upstairs, the primary suite features REAL HARDWOOD FLOORS and an UPDATED ENSUITE with a WALK-IN TILED SHOWER. Two additional bedrooms and a full bathroom offer flexibility for family, guests, or hobbies. The ATTACHED OVERSIZED, HEATED GARAGE AND BASEMENT STORAGE provide added convenience and room for all your gear.

Point McKay residents enjoy unmatched access to the river, with walking and biking trails, parks, tennis courts, and the Riverside Club just moments away. You're minutes to downtown, the Foothills and Children's Hospitals, University of Calgary, Market Mall, and neighbourhood favourites like LICS Ice Cream and Lazy Loaf & Kettle. Whether



commuting, relaxing, or heading west to the mountains, this location truly has everything.

Built in 1978

### **Essential Information**

MLS® #	A2212491
Price	\$565,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,577
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

### **Community Information**

Address	391 Point Mckay Gardens Nw
Subdivision	Point McKay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5C1

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Wood Burning
Has Basement	Yes
Basement	Partial, Partially Finished

## Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Many Trees
Roof	Rubber
Construction	Brick, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 17th, 2025
Days on Market	98
Zoning	M-CG

## Listing Details

Listing Office	Real Broker
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