

**22 Point McKay Crescent NW**  
**Calgary, Alberta**

**MLS # A2198057**



**\$565,000**

<b>Division:</b>	Point McKay		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,614 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Oversized, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 444
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome home to the beautiful, exclusive community of Point McKay. Tucked adjacent to the Bow, this community is home to some of the most exceptional views, walkways, and is walking distance to the Foothills Hospital, Market Mall, and Lics ice cream! Entering the home, you are welcomed with a large walkway, ample storage, and laundry. On the main floor is where this home starts to shine with a huge open layout, electric fireplace, and massive windows that open to trees for maximum privacy. The kitchen has been renovated with new cabinets, stone counters, and stainless steel appliances. The main floor bathroom has been renovated and also includes a full shower. In addition to the exceptional amount of space to make your own, the balcony offers space to enjoy with friends and family this summer. Upstairs, the secondary bedroom is huge, offering just over 13 ft of width to fit a bed or any size. The upstairs bathroom has also been renovated with stone counters and a jetted jacuzzi tub. The best part of the upstairs is the primary bedroom, which offers just over 17 ft of width as well as a walk-in closet that'll make you love your closet again! But that's not all, the primary bedroom also includes a huge private patio as your secluded getaway from the world. Some additional noteworthy updates include new paint and flooring throughout the home. The flooring is a combination of laminate and marble in the living area. Pets are allowed with board approval. This is one property you won't want to miss, book your private viewing today.