407 Point Mckay Garden NW

Calgary | Active | MLS® A2342334

$518,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1978**	**1,526.3 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Homecare Realty Ltd.

A closer look

Step away from the Bow River and into the welcoming community of Point McKay. This bright and beautifully maintained 3-bedroom, 2.5-bathroom 4-plex offers a warm and inviting home layout for both families and working professionals with active lifestyles. The spacious and inviting living room featuring soaring vaulted ceilings, expansive floor-to-ceiling windows, and a rustic brick-faced wood-burning fireplace that creates a warm and welcoming atmosphere. The sun-filled kitchen is beautifully enhanced by natural light streaming through the windows, creating a bright and cheerful space for cooking and gathering. A separate dining room provides an elegant setting for family meals and entertaining, while the cozy breakfast nook offers the perfect spot to enjoy your morning coffee and breakfast. The upper level offers a generous primary bedroom with a full ensuite, along with two additional well-sized bedrooms. The lower level provides excellent versatility with a dedicated laundry area complete with washer and dryer, additional storage under the stair and in the furnace / utility room.
Numerous important updates provide peace of mind, hot water tank replaced in 2020, and a brand-new roof installed in 2021.
Enjoy the convenience of an oversized heated single garage with storage space for bikes, skis, camping equipment. Outdoor enthusiasts will appreciate the easy access to Edworthy Park and the surrounding river pathways. This outstanding inner-city location is also close to the Children's Hospital, Foothills Hospital, the University of Calgary, Market Mall, Kensington’s shops and restaurants, major transportation routes, and countless amenities.
Book your private showing today !

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2342334
Bedrooms	3
Bathrooms	3
Year Built	1978
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	4 Level Split
Total Living Area:	1,526.3 sq. ft.
Condo Fee:	$642.50
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal, Water
Front Exposure:	Northwest
Entry Level:	1
Levels:	4 Level Split
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1978 (Age: 48)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	7910670
Heating:	Central
Basement:	Partial, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Cedar, Wood Frame
Structure Type:	Five Plus
Roof:	Rubber
Ensuite:	Yes

Flooring:	Carpet, Linoleum, Vinyl
Cooling:	None
Fireplaces:	1
Fireplace Details:	Brick Facing, Living Room, None
Garage:	Yes
Garage Spaces:	1
Parking:	Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Point Mckay Gardens
Community:	Point McKay
Amenities:	Park, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer
Inclusions:	None
Restrictions:	None Known
Pets Allowed:	Restrictions, Yes
Main Floor	Nook · 7'11" × 7'9" ·
Main Floor	Kitchen · 11'4" × 11'1" ·
Main Floor	Dining Room · 11'5" × 10'11" ·
2nd Floor	Bedroom · 10'6" × 9'4" ·
2nd Floor	Bedroom · 11'5" × 9'6" ·
2nd Floor	Bedroom - Primary · 13'11" × 11'3" ·

Lower Level	Living Room · 19'3" × 12'9" ·
Lower Level	Entrance · 10'1" × 4'7" ·
Basement	Laundry · 7'11" × 3'10" ·
Basement	Storage · 8'2" × 6'11" ·
Basement	Furnace/Utility Room · 12'5" × 12'4" ·
Title to Land:	Fee Simple
Community Features:	Lake, Park, Schools Nearby, Shopping Nearby, Tennis Court(s), Walking/Bike Paths
Interior Features:	Ceiling Fan(s), High Ceilings, Laminate Counters, No Smoking Home, Storage
Exterior Features:	Barbecue, Playground, Private Yard, Tennis Court(s)
Patio And Porch Features:	Patio
Lot Features:	Back Yard, Few Trees, Private
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	MCG-d44
Listed Date:	Sep 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/407-point-mckay-garden-nw-calgary-a2342334/

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