

42 POINT DRIVE NW

CALGARY, ALBERTA

HELLO,
Gorgeous!

A beautifully renovated townhome in Point McKay, backing onto peaceful greenspace and just steps from the Bow River pathway system.

From the moment you arrive, the quiet park-side setting and west-facing exposure set the tone for this thoughtfully updated home. Inside, the interior has been extensively renovated with a custom chef's kitchen, designer lighting, luxury vinyl flooring, and modern mechanical upgrades throughout.

Offering 1,368 sq ft above grade with two spacious bedrooms and three bathrooms, the multi-level layout provides both privacy and openness — ideal for professionals, downsizers, or anyone seeking an inner-city lifestyle surrounded by nature.

MAIN FLOOR HIGHLIGHTS

- Stunning custom chef's kitchen with designer drawer layout
- Modern appliances including induction stove
- Bright dining space connected to kitchen for easy entertaining
- Spacious living area with tiled gas fireplace
- Triple-glazed windows bringing in natural light throughout
- Sliding patio doors leading to the private outdoor space
- Convenient main floor powder room
- Luxury vinyl flooring and designer lighting throughout

Designed for comfortable everyday living, the main level blends clean modern design with functional flow.

UPPER LEVEL RETREATS

- Two spacious bedrooms located on separate levels for privacy
- Two full bathrooms including a 5-piece bath and a 3-piece ensuite
- Primary bedroom with walk-in closet
- Heated flooring in the primary ensuite
- High-end fixtures and modern finishes

The upper levels create comfortable personal spaces while maintaining a connected layout throughout the home.

BASEMENT & STORAGE

- Unfinished basement offering additional storage or future potential
- Mechanical area with hot water on demand
- Dedicated laundry space

This level provides practical storage and flexibility for future customization.

OUTDOOR LIVING

- West-facing patio backing onto park and greenspace
- Direct access to outdoor walking paths
- Steps from the Bow River pathway system
- Quiet inner-city community setting

GARAGE & PRACTICAL FEATURES

- Attached garage
- Garage door opener with remote(s)
- Smart Nest thermostat
- Hard-wired smoke detectors
- Window coverings included
- Shoe storage and custom built-ins

Thoughtful features throughout the home add convenience and functionality.

THOUGHTFUL UPDATES

- All plumbing replaced (copper removed)
- Triple-glazed windows installed throughout
- New triple-glazed patio sliding door
- High-quality front entry door
- Updated furnace
- Hot water on demand system
- Electrical upgrades completed
- Luxury vinyl flooring throughout
- Designer lighting fixtures
- Custom built-ins and wine rack
- Newer appliances (approximately two years old)
- Newly landscaped front garden with perennials

These upgrades ensure the home feels modern, comfortable, and move-in ready.

WHY YOU'LL LOVE IT

Homes in Point McKay offer a rare inner-city lifestyle where river pathways, parks, and nature are just steps away, yet downtown Calgary is only minutes from your door.

With its extensive renovations, park-backing location, and west-facing outdoor space, this home provides a unique combination of privacy, style, and accessibility.

It's an ideal fit for buyers who value design, location, and effortless access to Calgary's outdoor lifestyle.

LET'S MAKE YOUR NEXT MOVE A POSITIVE ONE!

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