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**Century 21 Bamber Realty Ltd**  
**1612 17 Ave SW**  
**Calgary, AB**  
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**#9 10 POINT DR NW, Point McKay, Calgary, Alberta, T3B 4W2, Ca**

**MLS®# C4300675**



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<b>Property Value</b>	\$409,900
<b>Type</b>	Row House
<b>Style</b>	4 Level Split
<b>Basement</b>	Part
<b>Parking</b>	1
<b>Year Built</b>	1980
<b>Living Area</b>	1,282 sq.ft.
<b>Lot Size Area</b>	187,313 sq.ft.
<b>Bedrooms</b>	3
<b>Bathrooms</b>	1 full & 1 half

## Description

Located in the highly sought-after, community of Point McKay, this fully developed & updated 3-bedroom townhouse has had over \$25,000 of upgrades including new kitchen cabinets, wall-to-wall wardrobe w/ organizers, maple hardwood, new French doors in Master bedroom, central-vac, brand new wi-fi activated garage door, carpets, and more. Living room flows to sliding glass doors to the private, fenced cobblestone patio. New fence coming June/July 2020. Bright south-facing kitchen comes complete with granite countertops, SS appliances and sun-drenched flex space for den/eating nook. This level also provides you with a formal dining room and renovated 2-piece powder room. Upstairs you will find a spacious Master bedroom with access to the renovated four-piece main bath. 2 additional bedrooms complete the upper level. The finished basement can be used as a home office, gym/flex room. Laundry and storage complete this floor. Pet friendly complex that is close to shopping, transit, the river pathways and trails.









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