

# \$550,000 - 312 Point McKay Gardens Nw, Calgary

MLS® #A2223707

**\$550,000**

3 Bedroom, 3.00 Bathroom, 1,509 sqft

Residential on 0.00 Acres

Point McKay, Calgary, Alberta

Welcome to 312 Point McKay Gardens, a beautifully maintained 4-level split townhome tucked into one of the quietest, most private corners of this sought-after riverside community. This rare location backs directly onto a serene green space and the community tennis courts, with no neighbours behindâ€”offering both tranquility and seclusion in the heart of the city. Inside, the main level boasts soaring ceilings and gorgeous hardwood floors that add warmth and sophistication to the living room, where a cozy fireplace and large windows frame peaceful outdoor views. Up a short flight of stairs, the dining area is ideal for entertaining, and the upgraded kitchen offers a perfect blend of form and function with plenty of cabinetry, sleek counters, and stainless steel appliances, plus a sunny breakfast nook for your morning coffee.

Upstairs, plush carpeting adds comfort, and youâ€™ll find three well-appointed bedrooms, including a generous primary suite complete with dual closets and a 4-piece ensuite. The additional full bathroom and powder room provide convenience for family and guests. The basement offers a versatile flex areaâ€”ideal for a home office, gym, or additional storage space.

Outside, the private backyard is your own little retreat, with green views and direct access to community pathways and amenities. This is a rare chance to own a home that combines the



calm of nature with the vibrancy of inner-city living. Just steps from the Bow River Pathway, the Riverside Club, and neighbourhood favourites like LICs Ice Cream and the Lazy Loaf and Kettle, plus easy access to Kensington, hospitals, downtown, and the mountainsâ€”this is the lifestyle you've been waiting for.

Built in 1978

### Essential Information

MLS® #	A2223707
Price	\$550,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,509
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

### Community Information

Address	312 Point McKay Gardens Nw
Subdivision	Point McKay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 4V8

### Amenities

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

## Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Partially Finished, Partial

## Exterior

Exterior Features	Garden
Lot Description	Backs on to Park/Green Space
Roof	Rubber
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 23rd, 2025
Days on Market	10
Zoning	M-CG

## Listing Details

Listing Office	Real Broker
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