



**GRASSROOTS**  
REALTY GROUP

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**47 Prestwick Crescent SE**  
**Calgary, Alberta**

**MLS # A2218720**



**\$579,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,222 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Quartz Counters		

**Inclusions:** N/A

OPEN HOUSE Sunday, May 11, 11:00 - 1:00. Move-In Ready! Stylishly Updated 3-Bedroom Home on Quiet, Kid-Friendly Street. Perfect for first-time buyers, young families, or single parents, this beautifully updated 3-bedroom gem is tucked away on a peaceful, family-oriented street. Step inside to find newer hardwood and tile flooring, fresh paint throughout, and upgraded light fixtures and door hardware that give the home a fresh, modern feel. The renovated kitchen features sleek quartz countertops, convenient pot drawers, and newer appliances—ideal for cooking up family meals or entertaining friends. Enjoy summer evenings on the spacious rear deck overlooking your private, fully fenced yard—perfect for kids, pets, and backyard get-togethers. Other highlights include a newer hot water tank, roof, and siding, as well as a double garage for your vehicles and extra storage. This home checks all the boxes—just move in and enjoy!