



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**81 Prestwick Avenue SE**  
**Calgary, Alberta**

**MLS # A2223801**



**\$559,999**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | McKenzie Towne                                |               |                   |
| <b>Type:</b>     | Residential/House                             |               |                   |
| <b>Style:</b>    | 2 Storey                                      |               |                   |
| <b>Size:</b>     | 1,337 sq.ft.                                  | <b>Age:</b>   | 2000 (25 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Alley Access, Off Street, Rear Drive, Unpaved |               |                   |
| <b>Lot Size:</b> | 0.06 Acre                                     |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped, Private     |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum                                      | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R-1N |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan |                   |      |

**Inclusions:** N/A

**\*\*OPEN HOUSE :1-4PM SUNDAY , JUNE 22,2025\*\***Welcome to this beautifully maintained 2-storey gem that shows 12/10 &ndash; just like new! Featuring 3 bedrooms, 3.5 baths, and a professionally developed basement, this home offers over 2,000 sq ft of total living space. The main floor boasts a bright open-concept layout, a spacious kitchen with island and dining nook, and access to a sunny south-facing backyard with a 10x8 deck &ndash; perfect for entertaining. Upstairs, you&rsquo;ll find 3 generous bedrooms including a primary suite with walk-in closet and 4-piece ensuite. The basement offers a large rec room, den (can be used as guest bedroom), and full 3-piece bath. Freshly painted and meticulously cared for, this home is truly move-in ready. Located just minutes from schools, parks, playgrounds, shopping, transit, and more. Community fee is only \$226/year. Don&rsquo;t miss this incredible opportunity &ndash; perfect for families or first-time buyers. A must-see!