



GRASSROOTS
REALTY GROUP

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211, 25 Prestwick Drive SE
Calgary, Alberta

MLS # A2231546



\$384,900

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	963 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 767
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Elevator, Granite Counters, No Smoking Home, See Remarks, Storage, Vinyl Windows		

Inclusions: None

2 TITLED HEATED UNDERGROUND PARKING STALLS AND EXTRA LARGE STORAGE LOCKER. CONDO FEES INCLUDE GAS, ELECTRICITY, HEAT, WATER AND SEWER. WELCOME TO YOUR NEW STOMPING GROUNDS in beautiful McKenzie Towne in the highly desirable Aberdeen on the Park condo complex!! This fully renovated and updated unit features 9 foot ceilings, 2 bedrooms and 2 baths with the primary bedroom offering a 4-piece en-suite and walk-in closet. It has white ceiling height cabinets, new stainless steel appliances(less than 2 years old), quartz countertops and gorgeous tile backsplash. Flooring was just replaced(LVP) 7 months ago. Electric black-out blinds in both bedrooms. There is a large storage room that also includes the washer and dryer inside. Natural light flows through all the large back windows with nothing to block the sun. The back balcony also overlooks a very pretty splash park and green space. The condo complex is tucked away nicely in a quiet corner of McKenzie Town but close proximity to everything you'll need. This complex is incredibly well run, very proactive condo board and management company. Residents are VERY friendly and has nice neighbourhood feel. The condo fees include electricity, gas, garbage/snow removal, insurance, maintenance and reserve funds. The only additional bills will be internet/cable/content insurance. Small pets allowed with board approval. This no carpet home is easy to clean, has an open concept feel and is bright and airy; just unpack and settle in. The second bedroom is enormous! Over sized Storage locker in the underground parkade (4x11 feet, 9' tall) Welcome Home... Call your favourite Realtor for a private showing.