



**GRASSROOTS**  
REALTY GROUP

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**73 Prestwick Heights SE**  
**Calgary, Alberta**

**MLS # A2242143**



**\$584,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,310 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl, Vinyl Plank	<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-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** N/A

This renovated 2-storey home offers over 1949 sq. ft of developed space with 3 bedrooms up, 1 down, and 3.5 bathrooms. Recent updates include a new washer/dryer (2021), roof on house and garage (2023), fridge (2024), and in 2025: new range, range hood, dishwasher, carpet, and flooring. Interior and exterior have been freshly painted. Fully finished Basement equipped with gas fireplace and spacious living room. The home includes central A/C, central vacuum, and an oversized heated garage and back lane. The garden features blackcurrant, redcurrant, raspberries, strawberries, gooseberries, grapes, and a sour cherry and apple tree, plus a variety of flowers. Located 15 minutes' walk from the future LRT and 130th Ave SE Plaza, with schools and a splash park just minutes away, this move-in-ready home offers comfort, style, and convenience.