



GRASSROOTS
REALTY GROUP

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

4314, 115 Prestwick Villas SE
Calgary, Alberta

MLS # A2243192



\$299,800

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	880 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 461
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: n/a

If you've been searching for the perfect first home or a smart investment, this one's for you. Located at 115 Prestwick Villas SE, this 2-bed, 2-bath corner unit is in the heart of McKenzie Towne, unbeatable location. Inside, you'll love the open-concept layout and how much natural sunlight pours in through the large corner windows. The kitchen is modern and functional with granite counters, stainless steel appliances, and plenty of space for cooking or entertaining. The primary bedroom has its own private ensuite, and the second bedroom is perfect for guests, an office, or even a nursery. You'll also appreciate the fresh paint, brand-new carpet, and new blinds. Truly feels like a fresh start. Step out onto your private balcony for morning coffee or weekend BBQs. It even has a gas hookup for your grill. Plus, there's heated underground parking, in-suite laundry, and an assigned underground storage. Living here means being close to everything: Superstore, Walmart, Home Depot, restaurants, parks, playgrounds, and top-rated schools. Transit is easy, and you're only about 15-20 minutes to downtown with quick access to Deerfoot and Stoney Trail. Reach out to your realtor and come see it in person—it might just be the one!