



GRASSROOTS
REALTY GROUP

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**301, 78 Prestwick Gardens SE
Calgary, Alberta**

MLS # A2246673



\$325,000

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	979 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	Cul-De-Sac, Landscaped, Many Trees, Street Lighting, Views		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 626
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Wired for Sound		

Inclusions:	N/A
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Welcome to number 301 in the High Castle of Mackenzie Town, one of the best complexes in the community. You are just steps away from High Street, where all the shops, amenities, and restaurants are located. You're also just around the corner from the pickleball courts, which are free if you're a Mackenzie Town resident! The unit itself is perfectly situated in the building and is one of the best floor plans. It's got a fantastic west-facing deck that gives you a huge mountain view and because it's a corner unit, wraparound windows flood the entire space with light. All the appliances have been upgraded (in fact, the stove has never even been used), and there is newer luxury vinyl plank flooring throughout the main area. There is also a separate in suite storage room that will house all your extra things. This place is in tip-top shape without a scratch any where. It's super cute, with two beds, two baths, a full ensuite, and there's nobody living above you. It really is a private little oasis. You don't want to miss it. For more details, click on the links below.