



GRASSROOTS
REALTY GROUP

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209, 37 Prestwick Drive SE
Calgary, Alberta

MLS # A2247292



\$309,000

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	876 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Ceramic Tile
Roof:	-
Basement:	-
Exterior:	Stucco, Wood Frame
Foundation:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 692
LLD:	-
Zoning:	M-1 d75
Utilities:	-

Inclusions: N/A

Welcome to your serene retreat nestled in the family-friendly community of McKenzie Towne! This charming 2-bedroom condo offers a perfect blend of comfort, style, and location. Backing directly onto a sprawling green space, it boasts breathtaking views of mature trees, a newly added splash park, and a vibrant playground—an ideal setting for families, nature lovers, or anyone seeking a peaceful escape with urban convenience. Step inside to discover a bright and spacious layout that has been thoughtfully upgraded with brand-new appliances, including a sleek kitchen suite and a new washer and dryer for added convenience. The open-concept living and dining area is designed to maximize natural light, with large windows framing the lush outdoor scenery. The outdoor perks are equally impressive. From the quiet, park-facing balcony, you can enjoy your morning coffee or unwind with evening sunsets. The condo provides direct access to expansive green spaces, including views of the new water splash park and playground, making it perfect for weekend relaxation or family fun. Parking and security are top-notch, with underground secured titled parking ensuring a safe and hassle-free experience. The building is well-maintained, offering secure access and a friendly community atmosphere. Located in McKenzie Towne, this condo is situated in a family-friendly neighborhood known for its excellent schools, shopping, and dining options. Here, you can enjoy the convenience of nearby amenities while living in a peaceful, park-side setting. Don't miss out on this incredible opportunity to own a home that combines tranquil nature with modern upgrades and community charm. Schedule your private viewing today and discover your new home sweet home!

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