



**GRASSROOTS**  
REALTY GROUP

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

**2121, 115 Prestwick Villas SE  
Calgary, Alberta**

**MLS # A2248003**



**\$299,500**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	841 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Other	<b>Condo Fee:</b>	\$ 447
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

<b>Inclusions:</b>	N/A
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This beautifully cared-for 2 BED / 2 BATH condo is sure to impress! The spacious layout boasts a stylish kitchen with rich cabinetry, stunning granite countertops, and a raised eat-up bar that opens to the dining area. The generous living room features a cozy corner fireplace—perfect for relaxing evenings at home. The two well-sized bedrooms are thoughtfully positioned on opposite sides of the main living area, offering privacy for residents or guests. The primary suite includes a walk-in closet and a 3-piece ensuite, while the second bedroom enjoys easy access to the main 4-piece bathroom. Sliding patio doors lead to a private outdoor space—ideal for BBQs—and the ground-floor location is a dream for pet owners. Wall-mounted air conditioner is already in place. This home also includes a titled underground parking stall for your convenience. Extra storage is also available on underground level. Set in a well-managed complex, you’re just minutes from all the fantastic amenities along 130 Avenue, including grocery stores, fitness center, shopping, and restaurants. Updates include: 2 Bedroom carpet 2023, Washer 2022, dryer 2022, Microwave 2023