



GRASSROOTS
REALTY GROUP

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

22 Prestwick Gardens SE
Calgary, Alberta

MLS # A2248255



\$424,900

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,254 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, City Lot, Landscaped, Lawn, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 482
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Located in the desirable community of McKenzie Towne, this well maintained 2 storey townhome is a perfect fit for the first time home buyer or someone looking at a solid downsize option. Awesome front curb appeal will have you wanting more. Total open concept main level is dominated by newer flooring coverage. Dream kitchen includes a tasteful combination of white cabinets and stainless steel appliances with breakfast bar. The kitchen overlooks the dining and living rooms areas, making it perfect for entertaining. Completing the main level is a half bathroom and access to the backyard and double garage. Upper level includes 2 generous sized bedrooms which both come complete with 2 ensuite bathrooms and a dedicated laundry space. Unspoiled lower level invites your creative development ideas. Enjoy summer days and nights in air-conditioned comfort. Recent updates include a newer furnace, water heater, shingles and energy efficient windows. Steps to all area shopping and restaurants and close proximity to schools, the BRT, and easy access to Deerfoot for the downtown commute. A tremendous opportunity to get into this well established community. Show and sell.