



**GRASSROOTS**  
REALTY GROUP

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**27 Prestwick Street SE**  
**Calgary, Alberta**

**MLS # A2253026**



**\$899,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | McKenzie Towne  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 1,962 sq.ft.  | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached  |               |                   |
| <b>Lot Size:</b> | 0.09 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Other, Pri |               |                   |

|                    |                                 |                   |                 |
|--------------------|---------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Forced Air, Natural Gas         | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Laminate, Vinyl         | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | -               |
| <b>Basement:</b>   | Finished, Full                  | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -               |

**Features:** Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

**Inclusions:** N/A

OPEN HOUSE SATURDAY SEPT 6, 1-3pm. HOME + CARRIAGE SUITE! Welcome to 27 Prestwick Street SE in McKenzie Towne — one of Calgary’s most charming and top-ranked family neighbourhoods. This beautifully updated 2-storey comes with a rare legal carriage suite above the garage, currently rented at \$1,675/month, offering incredible mortgage-helper potential. Even more unique, the garage does not need to be shared with the tenant thanks to a permanent City of Calgary exemption. Inside the main home, you’ll find nearly 3,000 sq. ft. of developed living space, with thoughtful renovations at every turn: a bright open-concept layout, two dedicated offices on the main floor, a finished basement with full egress windows, and a stylish owners’ suite with updated ensuite. Comfort features include central A/C, newer roof shingles, and upgraded mechanicals. The southwest-facing backyard oasis is perfect for entertaining, with artificial turf, a 6x6 pergola, built-in lighting, BBQ gas line, and no-maintenance landscaping. McKenzie Towne is known for its small-town charm — tree-lined streets, the shops and restaurants of High Street, excellent schools (K–9 public and Catholic within walking distance), private residents’ hall with gym and events, and great access to Deerfoot & Stoney. Your Mother in law suite is in the garage!