



GRASSROOTS
REALTY GROUP

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91 Prestwick Acres Lane SE
Calgary, Alberta

MLS # A2253147



\$399,900

Division:	McKenzie Towne		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,368 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: .

Unbeatable Location & Amazing Value! This beautifully updated townhouse offers a bright and open main floor that's perfect for entertaining or simply unwinding at home. You'll love the durable laminate flooring throughout and the seamless flow from the spacious living and dining areas into the refreshed kitchen — complete with refinished cabinetry, updated countertops, and a large eating bar that's great for casual meals or hosting friends. Upstairs, the generous primary bedroom features a walk-in closet, and you'll find two more well-sized bedrooms, a stylish 4-piece bathroom, and a cozy loft space—perfect for a home office or reading nook. Other highlights include a large double attached garage (insulated and drywalled), a fully fenced sunny west-facing backyard with a concrete patio, and peaceful walking paths right out back. Conveniently located close to everything McKenzie Towne has to offer—shopping, restaurants, schools, parks, gyms, and more—this home delivers outstanding value. Don't miss out on this gem!