



GRASSROOTS
REALTY GROUP

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229 Prestwick Circle SE
Calgary, Alberta

MLS # A2256081



\$425,000

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,263 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Garage Faces Front, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Stone Counters, Walk-In Closet(s)		

Inclusions: None

Welcome to 229 Prestwick Circle SE, a rare opportunity to own a fully finished 3 bedroom, 2.5 bathroom townhome with A/C and a single attached garage in the heart of Prestwick, McKenzie Towne. Offering 1,263 sq.ft. above grade and a total of 1,723.95 sq.ft. of developed living space including the basement, this home combines comfort, function, and style. Step inside to an open-concept main floor with beautiful laminate flooring and a bright living room with custom shutters. In between the living room and kitchen is a dining area spacious enough to accommodate a full-sized dining table, making it perfect for entertaining. The kitchen is the heart of the home, complete with quartz countertops, stainless steel appliances, plenty of cabinet space, and a large stainless sink. The main floor also includes a convenient 2-piece bathroom. Just off the kitchen and living area, you'll find access to your own backyard, ideal for summer BBQs or enjoying a quiet morning coffee. Upstairs, the primary bedroom sits on its own private landing with room for a king-sized bed and more. It includes a massive walk-in closet and a private 3-piece ensuite. A few steps up are two more generously sized bedrooms, one with another walk-in closet, along with a full 4-piece guest bathroom. The basement is fully finished, offering a large rec space perfect for family movie nights or game nights. You'll also find a versatile flex room with laundry and utilities, which could easily serve as a gym, office, or hobby space. This home stands out not only for its rare 3 bedroom, 2.5 bathroom layout but also for its positioning in the complex. Unlike many townhomes, it's not tucked away, giving it a welcoming curb appeal and a true single-family feel. All of this is located just minutes from schools, parks, playgrounds, and the many shops and restaurants in McKenzie Towne. Prestwick is known

for its walkable streets, vibrant community atmosphere, and access to transit and major routes, making it an ideal place to call home.