



GRASSROOTS
REALTY GROUP

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202, 8 Prestwick Pond Terrace SE
Calgary, Alberta

MLS # A2259634



\$299,999

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	850 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water
Floors:	Carpet, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Brick, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, Granite Counters, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 656
LLD:	-
Zoning:	M-2
Utilities:	-

Inclusions: None

*** Price Improvement *** Stunning 2 bed 2 bath CORNER unit in beautiful McKenzie Towne & Welcome home to 202 - 8 Prestwick Pond Terrace. This unit has been impeccably maintained in the sought-after Caledonia on the Waterfront complex. The open-concept living space welcomes with plenty of natural light and neutral colors. The well-designed kitchen features granite countertops, maple cabinetry & center island with seating overlooking the spacious living area and new luxury vinyl plank flooring. The adjacent dining area is framed by bay windows & offers access to the private outdoor balcony. The primary bedroom is generously sized, featuring a 4-piece ensuite bathroom and a walk-in closet with new carpet. A second bedroom, 3-piece bathroom with walk-in shower, and enclosed laundry complete the space. Additional building amenities include a quiet, pet-friendly complex, secure underground parking, and common living/dining/kitchen/library & perfect for gathering with family & friends. This prime location means you can walk to incredible dining & shopping, minutes to 130th Ave amenities, and easy access throughout the city on nearby Deerfoot & Stoney Trail. Enjoy the beautiful pond right outside, as well as walking and biking on local pathways. Book your viewing today!