



**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

Water: -

Floors: Carpet, Tile, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 656

Basement: -

LLD: -

Exterior: Brick, Vinyl Siding, Wood Frame

Zoning: M-2

Foundation: Poured Concrete

Utilities: -

Features: Built-in Features, Granite Counters, Walk-In Closet(s)

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!