



GRASSROOTS
REALTY GROUP

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244 PRESTWICK Avenue SE
Calgary, Alberta

MLS # A2260003



\$499,900

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,119 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home		

Inclusions: none

Welcome to this charming detached home in the heart of McKenzie Towne, perfectly situated on a south-facing lot directly across from a school, offering plenty of convenient parking and just a short walk to shopping, parks, and other amenities. The main level is filled with natural light from large windows and features beautiful hardwood flooring throughout a spacious living room, dining area, and a modern kitchen with granite countertops. A sliding door off the dining room leads to a lovely, low-maintenance backyard with perennial landscaping — perfect for relaxing or entertaining. Upstairs, you’ll find brand new carpet (installed September 2025), three comfortable bedrooms, and a full 4-piece bathroom. The finished basement adds versatile space for recreation, a home office, or a gym. Recent updates include a newer roof (2021), newer furnace (2021), and a newer dishwasher (2022), plus the convenience of a central vacuum system. This is a fantastic opportunity to own a well-maintained home in a vibrant, family-friendly community — book your showing today with your trusted REALTOR®!