



GRASSROOTS
REALTY GROUP

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55 Prestwick Park SE
Calgary, Alberta

MLS # A2260557



\$489,900

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,201 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 482
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Crown Molding, High Ceilings, Open Floorplan, See Remarks		

Inclusions: na

Welcome to 55 Prestwick Park SE, a rare opportunity to own a former show home in McKenzie Towne with a professionally developed walkout with separate entrance offering mother-in-law suite or mortgage helper potential. With over 1,700 sq. ft. of developed living space, this townhouse condo is move-in ready and designed for both lifestyle and flexibility. Featuring air conditioning, a double detached garage, and a sunny southwest backyard, it's ideally located within walking distance to restaurants, shops, schools, and transit. The main floor showcases 9-foot ceilings, crown moldings, and a spacious living room anchored by a cozy gas fireplace. The gourmet kitchen is complete with stainless steel appliances, a pantry, breakfast bar, and ceramic tile flooring. A versatile flex room off the kitchen can be used as a dining room, office, or den, while the private back deck provides the perfect space to enjoy the landscaped yard. Upstairs you'll find two generous master suites, each with its own remodeled ensuite bathroom. The primary bedroom also features vaulted ceilings, a skylight, and a walk-in closet. Convenient upstairs laundry completes this level. The fully developed lower level, professionally finished by the builder, is where this home truly stands out. With its own separate entrance, large windows, a spacious family/recreation room, a third bedroom, a full 3-piece bathroom, and a kitchenette with fridge, washer, and dryer, it is perfectly set up as an illegal suite, nanny space, or private retreat for extended family. A ground-level patio and on-street parking add even more convenience for guests or tenants. Additional updates include a newer hot water tank, newer washer and dryer, updated fixtures, central vacuum, a BBQ gas line, and low-maintenance living with condo fees covering lawn care, snow removal, and exterior upkeep. This

property offers incredible versatility—enjoy the small-town charm of McKenzie Towne while taking advantage of the suite potential to offset your mortgage or accommodate extended family. Don’t miss this one—book your private showing today!