



GRASSROOTS
REALTY GROUP

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3305, 115 Prestwick Villas SE
Calgary, Alberta

MLS # A2262588



\$314,998

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	836 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 448
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Elevator, Granite Counters, Laminate Counters, No Smoking Home, Open Floorplan		

Inclusions: n/a

Welcome to one of the most complete and stylish units in the complex! This move-in ready, upgraded 2-bedroom, 2-bathroom condo offers a rare combination of features that are hard to find all in one place: wall-mounted AC, a corner fireplace, and a titled underground parking stall making it a true full-package home. Situated on the 3rd floor with beautiful morning light, this thoughtfully designed unit features soundproof, water-resistant vinyl plank flooring in the living room, brand-new carpet in the bedrooms, and tile flooring in the kitchen and bathrooms. Freshly painted in a soft, neutral tone, it offers a bright and welcoming atmosphere throughout. The kitchen includes stainless steel appliances, granite countertops, crisp off-white cabinets, and a bonus pantry cupboard. Step onto your private balcony - ideal for morning coffee or evening relaxation. You'll enjoy comfort year-round with central heating, wall-mounted AC, and a cozy fireplace. There's also in-suite laundry with extra shelving - great for added storage or hanging clothes. This pet-friendly complex (with board approval) includes an assigned storage locker and is in a superb location - just steps from McKenzie Towne School, transit stations, and the shopping plaza on 130th Avenue. You're also within walking distance to parks, open fields, and walking paths - perfect for your morning jog or spending time with your pet. With quick access to both Deerfoot and Stoney Trail, commuting anywhere in the city is effortless. Whether you're a first-time buyer, downsizer, or investor - this home checks all the boxes and is move-in ready. Opportunities like this don't come up often - don't miss your chance and book your showing today