



GRASSROOTS
REALTY GROUP

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106, 8 Prestwick Pond Terrace SE
Calgary, Alberta

MLS # A2262706



\$235,000

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	736 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 577
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
Inclusions:	None		

Great Condo at a Great Price !! Experience modern and convenient living in McKenzie Towne with this stylish condo. The open-concept layout effortlessly blends the living, dining, and kitchen areas, accented by new luxury vinyl flooring and ample natural light. Entertain in the well-appointed kitchen with granite countertops and black appliances. Two bedrooms include a spacious primary with a walk-in closet, while the adjacent 4-piece bathroom enhances functionality. Enjoy outdoor relaxation on the balcony with views of the entrance and nearby park. Heated, underground parking adds comfort and safety, complementing the welcoming amenities of the Caledonia on the Waterfront building. McKenzie Towne offers a plethora of lifestyle amenities and outdoor activities, with schools, pathways, parks, and easy access to major routes nearby.