



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

23 Prestwick Park SE
Calgary, Alberta

MLS # A2268769



\$489,900

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,174 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating: Central, Natural Gas

Floors: Carpet, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), Closet Organizers, No Smoking Home, Stone Counters

Water: -

Sewer: -

Condo Fee: \$ 536

LLD: -

Zoning: M-2

Utilities: -

Inclusions: N/A

This beautifully updated end-unit townhouse is a must-see, featuring 3 bedrooms, 3.5 bathrooms, a fully finished basement, a sunny southwest backyard, and a private single-car garage. Recently renovated throughout, this home features a brand-new kitchen with stainless steel appliances, Stone countertops, new lighting, stunning porcelain tile flooring, and plush new carpet for a fresh, modern feel from top to bottom. Step inside to an abundance of natural light pouring through large windows, creating a warm, inviting atmosphere. The spacious living room is perfect for relaxing or hosting guests, complete with a cozy fireplace as the focal point. The newly renovated kitchen offers ample cabinetry, a functional island with seating, awesome Samsung appliances and a bright breakfast nook. Upstairs, the primary suite is your private retreat with a generous sitting area, a full ensuite, and a large closet. An additional upper-level bedroom also features its own ensuite bathroom, along with a conveniently located laundry room. The lower level offers fantastic flexibility with a spacious rec/flex room perfect for a gym, play area, or secondary living space, plus a third bedroom, a full bathroom, and plenty of storage. Outside, enjoy a fully fenced yard and a deck updated in 2022, and astro turf really makes the yard pop. A convenient gas line for your BBQ, plus low-maintenance living thanks to condo-managed grounds. The single heated garage will keep your car warm all winter. Nestled in desirable McKenzie Towne, you're steps from a green space and playground, and just a short stroll to vibrant McKenzie Towne Centre, home to shops, restaurants, grocery, fitness, and transit options, including Park & Ride with express service downtown. Easy access to Deerfoot Trail, Stoney Trail, and nearby amenities ensures ultimate convenience. This one is move-in-ready

and truly turnkey. Book your private showing today!