



GRASSROOTS
REALTY GROUP

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213 Prestwick Circle SE
Calgary, Alberta

MLS # A2278896



\$409,900

Division:	McKenzie Towne		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,402 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Garage Door Opener, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home		

Inclusions: N/A

HURRY! Welcome to one of the best family-friendly locations in this popular McKenzie Towne community.. This VACANT, three bedroom two-storey townhome is a rare find, featuring a wrap-around porch and private fenced yard that gives the comfort and feel of a single-family home. The wrap-around deck is perfect for enjoying a drink and relaxing at the end of the day, while the fenced backyard offers a safe, secure space for children and pets (pets allowed with approval) to play freely. Families will love the unbeatable location—steps to elementary schools, parks, shopping, and transit, and just minutes from the vibrant McKenzie Towne Square, complete with a playground, splash park, and summer concert area that creates lasting family memories. Inside, the home offers a bright, open-concept layout ideal for family living. The kitchen includes white appliances and overlooks the backyard, making it easy to keep an eye on children while they play outside. Upstairs you’ll find three generous bedrooms and an updated main bathroom. The primary bedroom is thoughtfully positioned away from the children’s rooms, offering privacy for parents, along with a large walk-in closet and an additional oversized room ready for a future ensuite (see blueprints and diagrams in supplements). This home boast 1400 square feet of space plus lots of future development ready to plan for in the basement. Unlike many units in the complex, this home features a FULL BASEMENT with a large windows, rough-in plumbing, and plenty of room for a future family recreation room, play area, or home gym. The LG washer and dryer (2017) are conveniently located downstairs and include a handy utility wash tub. Additional family-friendly upgrades include: NO Poly-B plumbing Hot water tank replaced in 2017 Central air conditioning added in 2019 Insulation upgraded

in 2017 Extra-long attached garage, perfect for bikes, sports equipment, strollers, and additional storage This move-in-ready home offers the space, safety, and location families are looking for, all in one of McKenzie Towne's most desirable communities. A wonderful place to call home—don't miss it!