

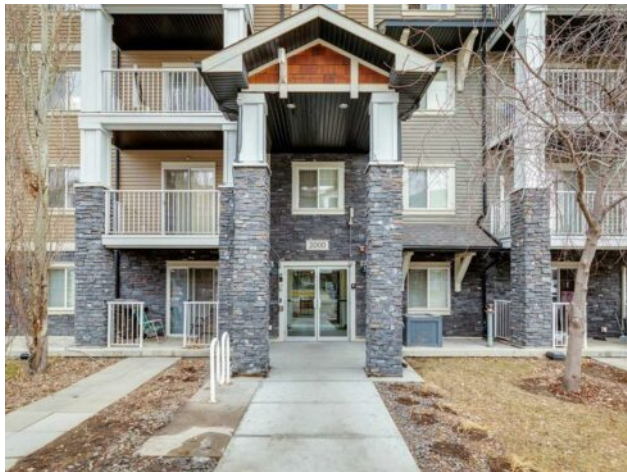


GRASSROOTS
REALTY GROUP

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2418, 115 Prestwick Villas SE
Calgary, Alberta

MLS # A2280874



\$299,900

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	838 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 458
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully maintained top-floor condo in the heart of McKenzie Towne, offering comfort, style, and an unbeatable location. This bright and airy two-bedroom unit features 9-foot ceilings, rich hardwood floors, brand new carpets, stainless steel appliances, wood cabinetry, and granite countertops throughout the open-concept kitchen and living space. The well-appointed kitchen is complete with a peninsula island and breakfast bar, and flows seamlessly into a dedicated dining area and living room, ideal for everyday living and entertaining. Just off the main entry, you'll find a versatile nook, perfect for a home office or reading corner. Enjoy outdoor living on your south-facing, covered balcony, ideal for relaxing year-round. The spacious primary bedroom includes a ceiling fan, walk-in closet, and a private 3-piece ensuite featuring an oversized vanity. The thoughtfully designed layout offers bedrooms on either side of the unit, creating a private primary retreat, with the second bedroom conveniently located adjacent to the 4-piece main bathroom. Additional conveniences include in-suite stacked laundry, wall unit air conditioning, a storage locker, and underground parkade parking, with ample street parking also available. Located just steps from the 130th Avenue shopping plaza, including Walmart, restaurants, and everyday amenities, this home offers a truly prime location near shopping and transit. Commuting is a breeze with quick access to Deerfoot Trail, Stoney Trail, South Health Campus, Fish Creek Park, and public transit. An exceptional opportunity to own a top-floor unit in one of southeast Calgary's most convenient communities.