



GRASSROOTS
REALTY GROUP

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**2222, 115 Prestwick Villas SE
Calgary, Alberta**

MLS # A2284658



\$299,900

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	844 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 448
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Welcome to this bright and inviting 2-bedroom, 2-bathroom apartment with Den in the well-managed Prestwick Place, located in the family-friendly community of McKenzie Towne. Offering 844 sq ft of well-planned living space, this sunny South-facing unit features an open-concept layout perfect for modern living. Step inside and be greeted by the Dining area to your left and a functional Kitchen with raised eating bar, ideal for casual meals or entertaining. To your right, a versatile Den provides the perfect space for a home office or study. The spacious and sunny Living room is filled with natural light and opens to the South-facing balcony with gas hookup—perfect for summer BBQs or enjoying your morning coffee. The Primary bedroom offers a peaceful retreat with a walk-in closet and a 4-piece ensuite bath for added privacy and convenience. A second bedroom, a 4-piece bath, and in-suite laundry complete this thoughtfully designed unit. Additional highlights include a titled underground parking stall and assigned storage space. The condo fees cover heat and water, providing excellent value for convenient inner-city living. Prestwick Place offers visitor parking for your guests' convenience. Located just steps from McKenzie Towne School, the 130th Avenue shopping plaza featuring Walmart, restaurants, and everyday amenities, this home offers unbeatable convenience. You're within easy walking distance to parks, open green spaces, and scenic walking paths—ideal for morning jogs or spending time outdoors. Commuting is effortless with quick access to Deerfoot Trail, Stoney Trail, South Health Campus, Fish Creek Park, and public transit. Don't miss this opportunity to enjoy comfortable condo living in one of Calgary's most family-friendly communities!

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