



**102, 78 Prestwick Gardens SE  
Calgary, Alberta**

**MLS # A2293135**



**\$295,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	912 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 730
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan		

**Inclusions:** 3 TV Mounts, 1 Garage Door Opener, 2 Lobby Keys, 2 Unit Keys, 2 Sliding Door Keys, 2 Mail Keys, Smart Lights in Bedroom & Kitchen

Welcome to this meticulously maintained main-floor condominium located in the highly desirable Highcastle complex, where comfort, convenience, and pride of ownership come together beautifully. Recently refreshed with brand new flooring and crisp new paint, this bright and inviting home showcases a modern, clean colour palette that feels both timeless and welcoming. Perfectly positioned at the end of the complex, this exceptional unit enjoys corner placement with additional windows, filling the home with natural light and creating a bright, airy atmosphere throughout. The charming brick patio walk-out offers direct access to the courtyard greenspace and nearby parking, creating a wonderful outdoor extension of your living space. A spacious foyer welcomes you inside, immediately showcasing the care and attention these owners have given the home. Warm luxury wood laminate flooring leads you into a thoughtfully designed open floor plan centered around a bright and functional kitchen. Crisp white cabinetry, tall upper cabinets with accent lighting, and a clean white subway tile backsplash create a fresh, contemporary feel. The central island with raised eating bar is perfect for casual dining, morning coffee, or gathering with friends. Large windows invite an abundance of sunlight into the generous living room where a corner gas fireplace with tile surround and mantle creates a cozy focal point, perfect for relaxing evenings at home. This well-designed layout offers two spacious bedrooms, thoughtfully separated for privacy. The primary bedroom features a large closet and a private three-piece ensuite, while the second bedroom is equally bright and inviting. Both bedrooms include ceiling fans for enhanced comfort and airflow. A full four-piece main bathroom, separate laundry room, and additional storage room complete the interior. Practicality meets comfort with a

titled underground parking stall, making winter mornings effortless. A large private storage space conveniently located behind the stall adds even more functionality. With its premium exposure overlooking greenspace and a covered brick walk-out patio, this home offers the rare benefit of main-floor accessibility combined with privacy and outdoor enjoyment. The Highcastle complex truly feels like home, and its location is unbeatable—just steps from the vibrant amenities of High Street where you’ll find restaurants, groceries, cafés, fitness studios, and everyday conveniences. Commuting is also easy with quick access to Deerfoot Trail and 52 Street. This beautifully maintained condo offers the perfect blend of style, comfort, and location—an exceptional opportunity to enjoy effortless living in one of the area's most convenient communities.