



**104 Prestwick Gardens SE  
Calgary, Alberta**

**MLS # A2299381**



**\$400,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,193 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, Off Street, Oversized, Single Garage		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 454
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home		
<b>Inclusions:</b>	N/A		

**\*\*OPEN HOUSE SUNDAY APRIL 12, 1:00-3:00pm\*\*** Welcome to Highcastle in Prestwick! A CORNER END-UNIT featuring 2 bedrooms, 2 bathrooms, 2 balconies and parking for 2 vehicles, this beautifully updated stacked townhouse offers the perfect balance of living space and affordability all in the very heart of sought-after McKenzie Towne. Take the stairs to this upper level unit and you'll be pleasantly surprised by the open concept layout, completely filled with natural light and soothing neutral colour tones. The kitchen invites with custom bamboo countertops, under cabinet lighting, tiled backsplash and a suite of stainless steel appliances, looking out to the living room. Here a cozy gas fireplace greets, framed by windows around it, the perfect place to kick back and relax along with access to the first balcony just to the left. To the right, a dedicated dining space offers enough room for large gatherings, and a second corner balcony offers even more outdoor space along with a dedicated gas line for a BBQ. Important to note how both bedrooms are situated on opposite ends of the townhouse giving the utmost privacy. The primary Bedroom is located furthest from the front entry, and thanks to its corner location, benefits from even more of that wonderful natural light with windows facing two directions! A 4-pc ensuite bathroom completes this private space. The second bedroom, located closer to the front entrance and just beside the shared 4-pc bathroom, features an incredible opening to the upper window over 12' above, allowing even more light into the room. A utility and storage room complete the level along with a stacked washer and dryer making. Take the steps back down and have a close look at the garage. This OVERSIZED single has enough room to fit a regular full sized pickup truck and even offers additional room to the side for extra

storage. If you have a second car like so many in Calgary do, the driveway in front of the garage is long enough to fit another vehicle, ensuring you won't have to park out on the public road! Ideally located across the street from the very heart of McKenzie Towne's shopping square, you can walk to grab groceries, go to the gym, grab a Tim Horton's coffee or meet friends at one of the many restaurants here. This unit must be seen in person to be appreciated. We can't wait for you to visit!