



**211 Prestwick Heights SE  
Calgary, Alberta**

**MLS # A2300007**



**\$469,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,134 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

**Inclusions:** storage shed

YOUR NEW HOME ... is where location meets everyday convenience. Nestled in the family-friendly community of McKenzie Towne, this charming property sits directly across from a delightful children's playground and is just minutes from transit and the vibrant shopping and dining along 130th Avenue. Proudly offered for the first time, this lovingly maintained, one-owner home is a rare find. Step inside to discover a bright, open-concept main floor—perfect for both everyday living and effortless entertaining. Upstairs, you'll find three generously sized bedrooms, ideal for growing families or those needing extra space. The unfinished basement offers incredible potential, complete with roughed-in plumbing for a future bathroom—ready for your personal touch and creative vision. Outdoors, the backyard is truly something special. Inspired by an English garden, it features lush perennials and a charming pond water feature, creating a serene and private retreat. Whether you're enjoying a quiet evening or hosting guests, this space is sure to impress. Beyond the fenced yard, you'll find a two-car parking pad and a garden shed, with ample room to build a future double garage if desired. This is more than just a house—it's a place to call home!