



**321, 8 Prestwick Pond Terrace SE  
Calgary, Alberta**

**MLS # A2302660**



**\$275,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	762 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 704
<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, Granite Counters, High Ceilings, No Animal Home, Open Floorplan, Storage, Track Lighting, Vinyl Windows		

**Inclusions:** None

Caledonia on the Waterfront! Welcome home to this sun-drenched GEM featuring a prime south-backing location with breathtaking views of the Rockies. This 2-bedroom, 2-bathroom residence boasts an open-concept layout with soaring 9-foot ceilings and massive windows that flood the space with natural light. The chef-inspired kitchen shines with granite countertops, upgraded maple cabinetry, and ample storage. Designed for maximum privacy, the bedrooms are tucked on opposite sides of the unit; the primary suite features a private 4-piece ensuite, while the second bedroom offers a 3-piece ensuite with dual access to the living area. Enjoy the fresh air on your expansive south facing balcony that spans the dining area and second bedroom! Practicality is key with an in-suite washer and dryer, plus a premium oversized parking stall near the elevator that easily fits a full-sized SUV and a storage container. Residents enjoy luxury building amenities including a grand hotel-style lobby, resident social lounges, a library, and a party room with a kitchenette. Perfectly situated in a secure, pet-friendly building next to scenic ponds and walking paths, you are steps away from McKenzie Towne High Street and minutes from South Health Campus and major retail hubs. Don't miss this rare combination of mountain views and maintenance-free living!