



**215 Prestwick Heights SE  
Calgary, Alberta**

**MLS # A2303319**



**\$479,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,144 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

**Heating:** Combination, Forced Air

**Water:** -

**Floors:** Carpet, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** R-G

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** No Smoking Home, Pantry

**Inclusions:** Shed, TV mounts

**\*\*Open house Saturday April 25: 12-3PM & Sunday April 26: 1-4PM\*\*** Located in the heart of McKenzie Towne, this fully developed home offers over 1,500 sq ft of comfortable living space and sits directly across from Fire Engine Park & Playground, an ideal setting for families. You're also just minutes from transit and the shops, restaurants, and everyday conveniences along 130th Avenue. The bright, open-concept main floor is designed for both everyday living and easy entertaining, featuring a spacious great room, a functional kitchen, a dining area, and a convenient 2-piece bathroom. Upstairs, you'll find three generously sized bedrooms and a full 4-piece bath. The fully finished basement adds valuable additional space, complete with a large rec room, laundry area, and a fourth bedroom with its own ensuite, perfect for guests, older kids, or a private home office. Outside, the fully fenced backyard offers a storage shed and rear parking pad, with plenty of room to build a future double garage if desired. With its prime location and well-rounded layout, this home blends comfort, function, and everyday convenience.