



GRASSROOTS
REALTY GROUP

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**4204, 115 Prestwick Villas SE
Calgary, Alberta**

MLS # A2176217



\$326,900

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	840 sq.ft.	Age:	2008 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 448
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: n/a

Make the Move before the Winter Holidays! Enjoy the relaxed lifestyle in this well-maintained 2-bedroom, 2-bath condo, complete with a versatile den perfect for a home office. Located in the established community of McKenzie Towne, this condo features a spacious open-concept layout, where the kitchen flows into the living room. The kitchen includes a sit-up eating bar, with newer dishwasher and microwave. The primary bedroom offers a walkthrough closet leading into a private 4-piece ensuite, providing both convenience and privacy. Separate from the kitchen, the in-suite laundry (newer washer and dryer) adds everyday ease, and fresh paint throughout the unit gives a refreshed, move-in-ready feel. The living room opens onto a covered balcony. With a titled underground parking stall and a storage locker, this condo covers all your practical needs. Situated in a family-friendly community with established schools, parks, and nearby shopping, this unit provides comfortable living in one of Calgary's most welcoming neighborhoods.