

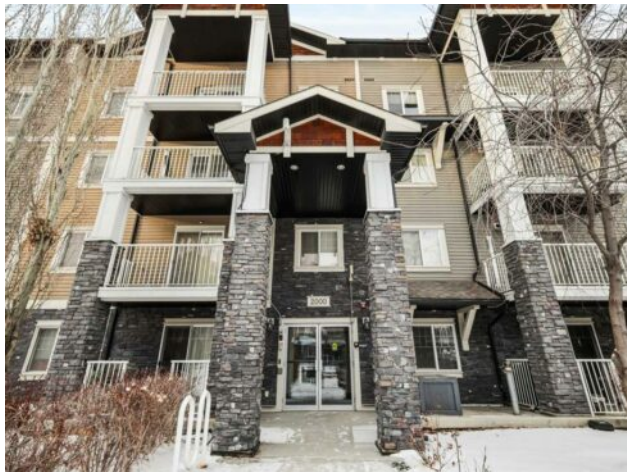


GRASSROOTS
REALTY GROUP

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**2306, 115 Prestwick Villas SE
Calgary, Alberta**

MLS # A2193825



\$314,900

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Low-Rise (1-4)		
Size:	846 sq.ft.	Age:	2011 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Hardwood, Linoleum
Roof:	Asphalt Shingle, Tile
Basement:	None
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Closet Organizers, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 448
LLD:	-
Zoning:	M-2
Utilities:	-

Inclusions: N/A

This charming 2-bedroom, 2-bathroom condo offers a thoughtfully designed open-concept layout, seamlessly blending the kitchen and living room while maintaining excellent separation between the bedrooms for added privacy. The kitchen features an inviting eat-up breakfast bar, perfect for casual dining or entertaining. The primary bedroom boasts a 3-piece ensuite and a well-organized closet, while the second full bathroom offers a 4-piece setup for added convenience. Step outside onto the private balcony to enjoy your morning coffee or unwind in the evenings. This unit also includes titled parking and an assigned storage locker! Located just a 5-minute walk from Mckenzie Towne School, this condo is a great option for families or those looking to downsize or invest in this community. Enjoy the convenience of nearby shopping and restaurants, with excellent access to major roadways and public transit—the nearest bus stop is only a 2-minute walk away. Whether you're a first-time buyer, downsizing, or investing, this is a fantastic opportunity to own in a vibrant and well-connected community. Don't miss out—book your showing today!