



**GRASSROOTS**  
REALTY GROUP

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**110, 25 Prestwick Drive SE  
Calgary, Alberta**

**MLS # A2202514**



**\$320,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	859 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 653
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, High Ceilings		

**Inclusions:** n/a

Welcome to this charming 2-bedroom ground-floor unit, offering the perfect blend of comfort and convenience. Step inside to an open floor plan where the bright living room seamlessly flows into the kitchen, featuring ample cabinet space and a convenient eating bar&mdash;perfect for casual dining or entertaining. The two spacious bedrooms provide plenty of room for relaxation, and the 5-piece bathroom offers a touch of luxury. You'll love the ease of titled underground parking and the unbeatable location&mdash;close to all the amenities you need. This home is the ideal spot for anyone seeking modern living with everything at your fingertips!