



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**4404, 115 Prestwick Villas SE
Calgary, Alberta**

MLS # A2210419



\$319,000

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	843 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, See Remarks, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Laminate
Roof:	-
Basement:	-
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	-
Features:	High Ceilings, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 461
LLD:	-
Zoning:	M-2
Utilities:	-

Inclusions: N/A

Fantastic TOP FLOOR condo unit with 9' ceilings and no one above you! This condo features 2 bedrooms and 2 full bathrooms plus TWO(2) TITLED PARKING STALLS, one stall is in the underground, heated parkade, where you'll also find the Storage Cage...the other stall is on the surface in front of the building. Great layout to this unit with bedrooms on opposite sides, which is nice for privacy! The primary bedroom has a walk-in closet and private ensuite bathroom. Convenient in-suite washer/dryer, a very spacious dining area and extra large living room with gas fireplace. The Balcony features a Gas BBQ hookup. There is a Public K-6 School just steps away. Enjoy the convenience of having playgrounds, walking paths, restaurants, grocery stores and other major shopping attractions just minutes away. Whether you are a first-time buyer, an investor or downsizing, this condo unit is a great opportunity. Quick Possession available!!