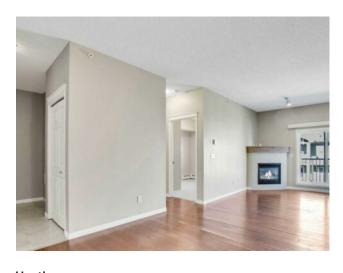


1-833-477-6687 aloha@grassrootsrealty.ca

4404, 115 Prestwick Villas SE Calgary, Alberta

MLS # A2210419



\$334,900

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: Water: Baseboard Floors: Sewer: Carpet, Laminate Roof: Condo Fee: \$ 461 **Basement:** LLD: Exterior: Zoning: Stone, Vinyl Siding, Wood Frame M-2 Foundation: **Utilities:**

Features: High Ceilings, Walk-In Closet(s)

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 undergound, heated parkade, where you'll also find the Storage Cage...the other stall is on the suface 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. Convienient 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 convience of having playgronds, 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!!