

# \$319,000 - 4404, 115 Prestwick Villas Se, Calgary

MLS® #A2210419

**\$319,000**

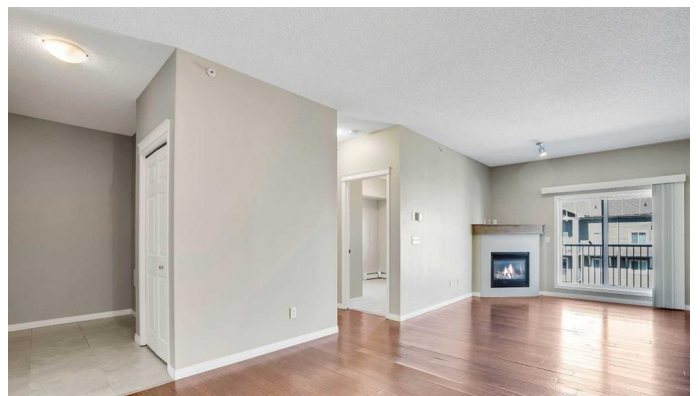
2 Bedroom, 2.00 Bathroom, 843 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

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!!

Built in 2008



## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2210419  |
| Price          | \$319,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 843       |
| Acres          | 0.00      |

|            |                   |
|------------|-------------------|
| Year Built | 2008              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 4404, 115 Prestwick Villas Se |
| Subdivision | McKenzie Towne                |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2Z 0N1                       |

### Amenities

|                |                                                                               |
|----------------|-------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Secured Parking, Snow Removal, Storage, Visitor Parking |
| Parking Spaces | 2                                                                             |
| Parking        | Stall, Titled, Underground, Parkade, See Remarks                              |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Walk-In Closet(s)                                                   |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard                                                                          |
| Cooling           | None                                                                               |
| Fireplace         | Yes                                                                                |
| # of Fireplaces   | 1                                                                                  |
| Fireplaces        | Gas                                                                                |
| # of Stories      | 4                                                                                  |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, BBQ gas line           |
| Construction      | Stone, Vinyl Siding, Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 25              |
| Zoning         | M-2             |

|                |     |
|----------------|-----|
| HOA Fees       | 227 |
| HOA Fees Freq. | ANN |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | Heritage Elite Realty |
|----------------|-----------------------|

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