

**4314, 115 Prestwick Villas SE  
Calgary, Alberta**

**MLS # A2243192**



# \$299,800

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	880 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 461
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** n/a

If you've been searching for the perfect first home or a smart investment, this one's for you. Located at 115 Prestwick Villas SE, this 2-bed, 2-bath corner unit is in the heart of McKenzie Towne, unbeatable location. Inside, you'll love the open-concept layout and how much natural sunlight pours in through the large corner windows. The kitchen is modern and functional with granite counters, stainless steel appliances, and plenty of space for cooking or entertaining. The primary bedroom has its own private ensuite, and the second bedroom is perfect for guests, an office, or even a nursery. You'll also appreciate the fresh paint, brand-new carpet, and new blinds. Truly feels like a fresh start. Step out onto your private balcony for morning coffee or weekend BBQs. It even has a gas hookup for your grill. Plus, there's heated underground parking, in-suite laundry, and an assigned underground storage. Living here means being close to everything: Superstore, Walmart, Home Depot, restaurants, parks, playgrounds, and top-rated schools. Transit is easy, and you're only about 15-20 minutes to downtown with quick access to Deerfoot and Stoney Trail. Reach out to your realtor and come see it in person—it might just be the one!