

120 Prestwick Acres Lane SE  
Calgary, Alberta

MLS # A2243312



**\$365,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | McKenzie Towne   |               |                   |
| <b>Type:</b>     | Residential/Five Plus                                    |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,435 sq.ft.   | <b>Age:</b>   | 2000 (26 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached                                   |               |                   |
| <b>Lot Size:</b> | 1.58 Acres   |               |                   |
| <b>Lot Feat:</b> | Few Trees, Landscaped, Lawn, Level, No Neighbours Behind |               |                   |

|                    |                                 |                   |        |
|--------------------|---------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                      | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate                        | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | \$ 400 |
| <b>Basement:</b>   | Partial                         | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | See Remarks                     |                   |        |

**Inclusions:** Electric Fireplace in living room , Freezer in furnace room, TV and TV mount in living room, Portable A/C unit in living room

Welcome to the BEST PRICED home located at the Mosaic in McKenzie Towne!!!! A well-managed townhome community offering walkable convenience, family-friendly amenities, and timeless curb appeal. This 3-bedroom, 1.5-bath townhouse condo offers 1,435 sq. ft. of comfortable living space with a thoughtful layout that works for everyday life and entertaining alike. The open-concept main floor features a bright living room and spacious dining area that flows into a well-appointed kitchen with generous cabinet storage and a breakfast bar. Upstairs, you'll find three well-sized bedrooms, including a primary with a walk-in closet, plus a full 4-piece bath. A powder room on the main level adds everyday practicality, while the lower-level entry connects to your private, single-car attached garage with additional storage space. Enjoy low-maintenance condo living in a community designed for walkability steps from schools, playgrounds, shopping, and transit routes. Whether you're a first-time buyer, growing family, or investor, this home offers exceptional value in one of Calgary's most established neighbourhoods.