

248 Prestwick Avenue SE  
Calgary, Alberta

MLS # A2247066



**\$525,000**

|                  |                                                                  |               |                   |
|------------------|------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | McKenzie Towne                                                   |               |                   |
| <b>Type:</b>     | Residential/House                                                |               |                   |
| <b>Style:</b>    | 2 Storey                                                         |               |                   |
| <b>Size:</b>     | 1,134 sq.ft.                                                     | <b>Age:</b>   | 2001 (24 yrs old) |
| <b>Beds:</b>     | 3                                                                | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Parking Pad                                                      |               |                   |
| <b>Lot Size:</b> | 0.06 Acre                                                        |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot |               |                   |

|                    |                                |                   |     |
|--------------------|--------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                     | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                 | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Wood Frame                     | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, See Remarks    |                   |     |

**Inclusions:** none

One of the Best-Priced Homes in McKenzie Towne! Welcome to McKenzie Towne—one of Calgary’s most beloved and sought-after communities! This charming starter home is perfect for a young family, first-time buyers, or anyone looking to downsize without compromising location or lifestyle. Situated on a beautiful tree-lined street and directly across from the local elementary school, you’ll love the convenience of being just a short walk to numerous parks as well as McKenzie Towne’s vibrant shops, cafés, and restaurants. Inside, the open-concept main floor offers a bright and functional layout, combining the living room, dining area, and kitchen—perfect for everyday living and entertaining. The kitchen includes a rear door that opens to your back deck and spacious backyard, ideal for BBQs, gardening, and family fun. Upstairs features three comfortable bedrooms and a full bathroom, while the finished basement provides versatile space for a games room, home office, or entertainment area. This home is priced to sell! Don’t wait—call your favourite Realtor today to book your private showing and make McKenzie Towne your new home.