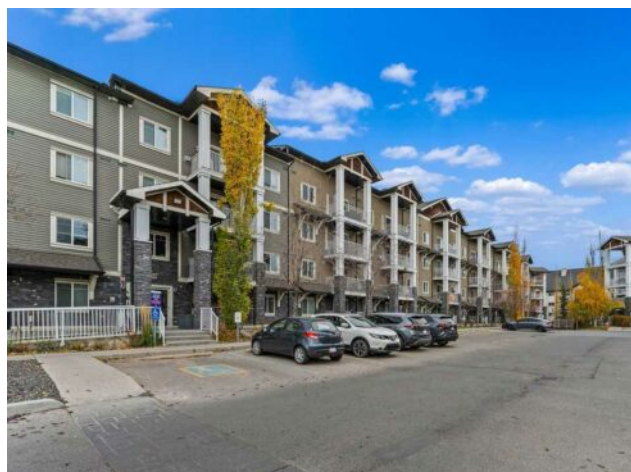


3208, 115 Prestwick Villas SE
Calgary, Alberta

MLS # A2268303



\$299,998

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	802 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 448
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Pride of ownership shines through in this second-floor unit, lovingly cared for by the original owners. Featuring an open and functional layout, this condo offers a bright living space with modern quartz countertops, a spacious kitchen with ample cabinetry, and a cozy dining area perfect for entertaining. The primary bedroom includes a walk-in closet and a private 4-piece ensuite, while the second bedroom and additional full bath are ideal for guests, roommates, or a home office setup. Convenience abounds with in-suite laundry featuring a double-stacked washer and dryer, as well as plenty of storage throughout. Enjoy your titled underground heated parking stall and assigned storage locker, keeping your belongings secure and your vehicle warm during the colder months. Located in a well-managed building just steps from McKenzie Towne's shops, restaurants, grocery stores, and public transit, this home offers unbeatable convenience and comfort. Don't miss your chance to own this fantastic condo in one of Calgary's most desirable and walkable communities!