



THE
A-TEAM

**RE/MAX
FIRST**

78 PRESTWICK Gardens #113, Calgary T2Z 3V2

MLS® #: **A2124489** Area: **McKenzie Towne** Listing Date: **04/19/24** List Price: **\$349,900**
Status: **Active** County: **Calgary** Change: **-\$25k, 07-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1999**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **960**
Low Sqft:
Ttl Sqft: **960**

DOM

30
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Stall,Underground**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Fireplace(s)**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Brick,Vinyl Siding,Wood Frame**
Flooring: **Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Granite Counters,Kitchen Island,No Animal Home,Open Floorplan,Storage**
Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Main	9`6" x 7`10"
Bedroom	Main	9`3" x 9`11"
Living Room	Main	15`5" x 19`9"
Kitchen	Main	8`4" x 12`2"

Room	Level	Dimensions
4pc Bathroom	Main	8`0" x 5`9"
Bedroom - Primary	Main	12`4" x 14`4"
Dining Room	Main	9`2" x 10`9"
Storage	Main	8`11" x 9`9"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$705

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc:

9911925

Remarks

Pub Rmks:

Welcome Home to this bright and spacious corner unit condo located in the heart of McKenzie Towne, Calgary. This main floor residence offers a convenient and open-concept layout with two titled parking stalls and direct access to a large green space. Upon entering, you'll be greeted by high-quality laminate flooring and elegant crown moulding that flows throughout the living space. The kitchen has been tastefully updated with a newer backsplash, granite countertops, a breakfast bar, stainless steel appliances (including a range hood) and a durable silgranite sink. Large patio doors flood the area with natural light and lead out to a private SW facing patio, perfect for outdoor relaxation. The inviting living room features a cozy stone gas fireplace, creating a warm and inviting atmosphere. The primary bedroom is generously sized and includes a convenient 3-piece ensuite bathroom. The second bedroom is located in its own wing of the home, offering privacy and space, along with a separate 4-piece bathroom nearby. Additional highlights of this condo include a spacious storage room and in-unit laundry for added convenience. You'll also benefit from both underground and surface titled parking spaces, along with an extra storage locker. The building itself offers a fantastic party room and library as well as had some significant improvements in 2017/2018 such as new windows and a new roof! Located within walking distance to the vibrant High Street in McKenzie Towne, you'll have easy access to a variety of amenities including grocery stores, shops, restaurants, and more. This condo unit combines comfort, style, and practicality in a highly sought-after community. Don't miss out on this fantastic opportunity!

Inclusions:

N/A

Property Listed By:

Charles

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







