



THE
A-TEAM

**RE/MAX
FIRST**

115 PRESTWICK Villas #1210, Calgary T2Z 0M8

MLS® #: **A2125964** Area: **McKenzie Towne** Listing Date: **04/25/24** List Price: **\$344,900**
Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2008**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **844**
Low Sqft:
Ttl Sqft: **844**

Access:
Lot Feat:
Park Feat:

Parkade, Stall, Underground

DOM

24

Layout

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

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Composite Siding, Stone, Vinyl Siding, Wood Frame**
Flooring: **Carpet, Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **No Animal Home, No Smoking Home, Quartz Counters, Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	8'6" x 8'0"	Living Room	Main	16'5" x 11'11"
Dining Room	Main	10'10" x 8'6"	Den	Main	9'5" x 5'5"
Bedroom - Primary	Main	11'4" x 11'1"	Walk-In Closet	Main	4'7" x 4'0"
4pc Ensuite bath	Main	8'0" x 5'0"	Bedroom	Main	11'0" x 10'0"
4pc Bathroom	Main	7'6" x 5'5"	Laundry	Main	3'6" x 3'1"

Legal/Tax/Financial

Condo Fee:
\$461

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **0810694**

Remarks

Pub Rmks:

Welcome to Prestwick Place! Here is your chance to own this renovated and well kept 2 bedroom, 2 bathroom + den condo that comes with 2 TITLED PARKING STALLS! At nearly 850 SqFt, this spacious and well laid out open floor plan feature stylish Luxury Vinyl Plank Flooring and offers everything you need. The beautiful and functional kitchen design features quartz countertops, raised breakfast bar, plenty of cupboard space, built-in wine rack and a brand new dishwasher! The large dining area and living room add maximum comfort and are ideal for entertaining. 2 good sized bedrooms that are thoughtfully separated by the main living area with the primary coming complete with a walk-in closet and 4pc ensuite. Another 4pc bathroom and in-suite laundry are also included. Work from home in the den area that is nicely tucked away or take advantage of some additional foyer space while utilizing the included free standing storage/pantry unit. Large windows allows for an abundance of natural light and the west facing balcony let's you relax and enjoy sunny evenings outside. One secure underground parking stall with a storage locker conveniently located just steps away from the elevator and one additional surface stall plus plenty of visitor parking on site. Located in the heart of the popular and family friendly community of McKenzie Towne with schools, shopping, restaurants, transit, walking paths, parks and playgrounds at your fingertips! Don't wait, come and see today!

Inclusions:
Property Listed By:

Storage/Pantry unit in den area
RE/MAX iRealty Innovations

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







