



THE A-TEAM

RE/MAX FIRST

101 PRESTWICK Heights, Calgary T2Z 4H9

MLS@#: A2160452 Area: McKenzie Towne Listing Date: 08/26/24 List Price: \$569,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2002
Lot Information
Lot Sz Ar: 2,787 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 1,160
Low Sqft:
Ttl Sqft: 1,160

DOM
24
Layout
Beds: 2 (2 )
Baths: 2.5 (2 1)
Style: 2 Storey
Parking
Ttl Park: 2
Garage Sz: 2

Access:
Lot Feat: Back Lane,Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Rectangular Lot
Park Feat: Double Garage Detached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Private Yard
Construction: Concrete,Stone,Vinyl Siding,Wood Frame
Flooring: Tile,Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings
Int Feat: No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Dining Room, Bonus Room, 4pc Bathroom, and Game Room.

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0212934**

Zoning:  
**R-1N**

Remarks

Pub Rmks:

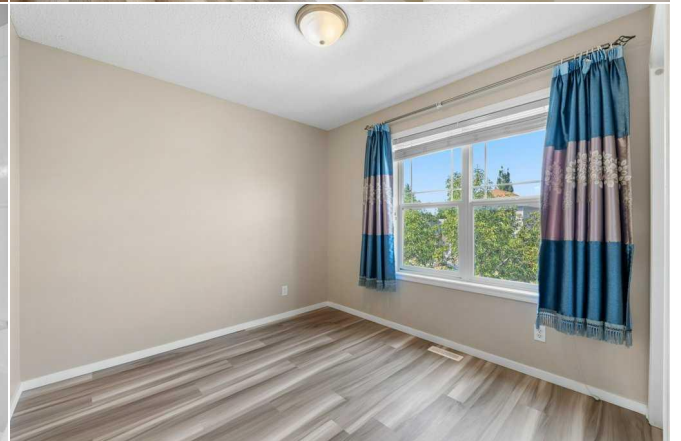
**Welcome to this bright and cozy two-story home! This home features 2 bedrooms and 2 and a half bathrooms. The open concept main floor includes a spacious living room, kitchen, and dining area which leads to a huge deck in the south facing backyard. The kitchen offers ample cabinet space, a gorgeous quartz counter top island and stainless steel appliances. The upstairs contains all new vinyl flooring, and is complete with 2 bedrooms with a 4-pc bathroom and a lovely bonus room. The finished basement with comfortable carpet has a huge recreation room, laundry room, mechanical room and 3-pc bathroom. With an oversized double garage, new roof, newer hot water tank, new toilets and a new screen door, this house is move-in ready. An updated RPR is a bonus as well. Close to a school, a park and shopping amenities, this place is great for a growing family. Don't let this opportunity pass you by!**

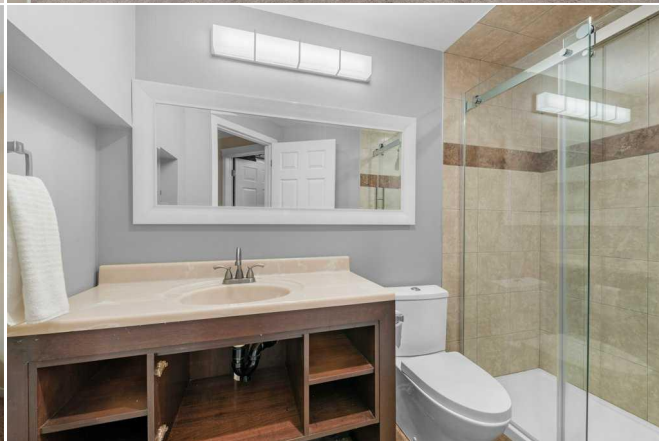
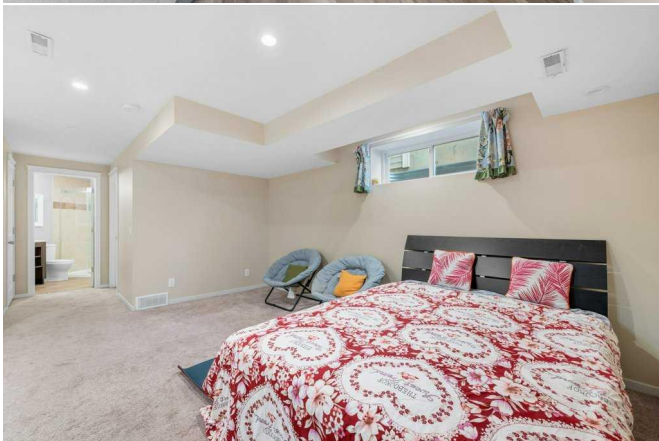
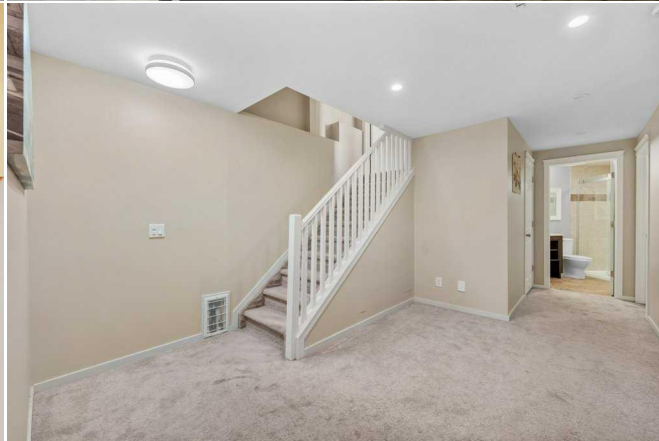
Inclusions:  
Property Listed By:

**None**  
**eXp Realty**

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









101 Prestwick Heights SE, Calgary, AB

Main Floor Exterior Area 567.13 sq ft



PREPARED: 2024/09/24

White regions are excluded from total floor area in GUCIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

101 Prestwick Heights SE, Calgary, AB

2nd Floor Exterior Area 592.89 sq ft

Excluded Area 9.42 sq ft



PREPARED: 2024/09/24

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101 Prestwick Heights SE, Calgary, AB

Basement (Below Grade) Exterior Area 526.97 sq ft

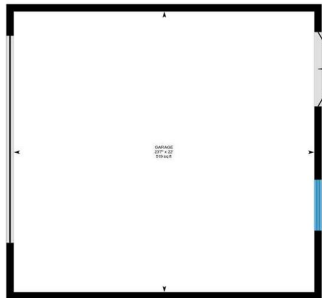


PREPARED: 2024/09/24

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101 Prestwick Heights SE, Calgary, AB

Detached Garage Exterior Area 673.30 sq ft



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