

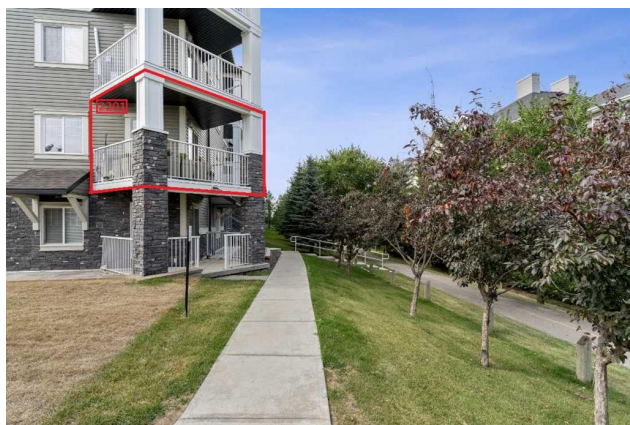


THE
A-TEAM

**RE/MAX
FIRST**

115 PRESTWICK Villas #2201, Calgary T2Z 0M9

MLS®#: **A2160959** Area: **McKenzie Towne** Listing Date: **09/06/24** List Price: **\$389,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2010**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **940**
 Low Sqft:
 Ttl Sqft: **940**

DOM

12
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat:

Additional Parking,Enclosed,Parkade,Secured,Titled,Underground

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Boiler,Make-up Air,Forced Air,Heat Pump,Hot Water,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**

Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmnt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Freezer,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),French Door,Granite Counters,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	14`0" x 4`8"
Living Room	Main	14`8" x 13`10"
Kitchen	Main	9`1" x 8`5"
Bedroom	Main	11`4" x 9`5"
4pc Bathroom	Main	7`11" x 5`1"
Storage	Main	7`10" x 4`10"

Room	Level	Dimensions
Office	Main	9`8" x 7`11"
Dining Room	Main	11`10" x 8`8"
Bedroom - Primary	Main	11`9" x 11`0"
3pc Ensuite bath	Main	7`8" x 5`0"
Laundry	Main	5`8" x 3`9"
Balcony	Main	13`0" x 8`2"

Condo Fee:
\$487

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1111459**

Remarks

Pub Rmks: **OPPORTUNITY FOR A FULL-SIZED BUNGALOW LIFESTYLE, AWAITS! Prestwick Place is in Mckenzie Towne's best location, and THIS unit backs AND sides the treed green space walking path, to South Trail at 130th Avenue OR a quick walk to High Street, 5 minutes each way! In each low-rise building, are only FOUR corner unit layouts, and only TWO in building 2000, sharing the gorgeous views and privacy of the pathways. Unit 2201 offers 940 square feet of freshly painted living space (100 more square feet than the inside apartments), and the floor plan is the highest best use (see the 3D Virtual iGuide Tour link, with detailed plans and virtually furnished alternative-uses for some rooms). The 2 Bedrooms and 2 Full Bathrooms, both have large windows and closets, PLUS the spacious Office is enclosed by French Doors. All are located privately from each other, surrounding the open-concept, elegant, central Living, full-sized Dining and expansive wrapped Kitchen space. It feels just like single family homes, rather than an apartment , and the intelligent build has unseen perks, like automatic ventilation to the office when both doors are closed, a gas line for BBQ, and corner fireplace for ambience and off-setting the cold feel of winter. There is an interior sprinkler system, so the office CAN be used for guest room or gym, and the unit also has ceiling fans to encourage personal airflow on top of all the cross-breeze from the windows. One neighbour, and quick access to the Exit are other bonuses to the corner location. The finishings in this executive level home are all high end: dark hardwood and tile floors fill the majority of living spaces, and warm wood cabinets enhance the atmosphere in the kitchen and bathrooms. All stainless steel appliances fill the kitchen and laundry room (tucked inside the office area), and sharp stylish granite counter surround, with a full slab peninsula/raised eating bar, are perfect for preparation, service AND for locating dishes during entertainment, without muss and mess showing. Due to the corner situation, bright windows AND patio doors fill the living spaces and bedrooms with light from both sides - another benefit over inside units, which have only patio door at the end of the living room, and bedrooms on each side - lower privacy, and less curb appeal. The most recent comparable corner unit in this building sold for \$400k, so this beauty won't last. Singles or couples wanting tons of space or up to full family comfort, with the Primary bedroom connecting via walk-through closet to Ensuite and plenty of space in the Second Bedroom for sleeping, work, hobbies or guests, there is all kinds of versatility offered in this unique property. Prestwick Place offers secure, Titled, underground parking (stall 465), full sized 6' x 2.5' storage locker in the parkade, as well as the large waste management room, other Visitor, rental or stalls for purchase, 2023 Reserve Study, healthy Management, and more! Don't wait!**

Inclusions: **Cabinets (2) in Office**
 Property Listed By: **CIR Realty**

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