



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**64 PRESTWICK ACRES Lane, Calgary T2Z 3Y1**

MLS®#: **A2165840**      Area: **McKenzie Towne**      Listing Date: **09/14/24**      List Price: **\$419,900**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2000**  
Lot Information  
 Lot Sz Ar:      Finished Floor Area  
 Lot Shape:      Abv Sqft: **1,166**  
                     Low Sqft:  
                     Ttl Sqft: **1,166**

DOM

**5**  
Layout  
 Beds: **3 (3 )**  
 Baths: **1.5 (1 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Low Maintenance Landscape, Landscaped**  
 Park Feat: **Driveway, Oversized, Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding, Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet, Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings**  
 Int Feat: **No Smoking Home, Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`2" x 9`10"</b>	<b>Laundry</b>	<b>Lower</b>	<b>9`8" x 8`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`7" x 13`6"</b>	<b>Dining Room</b>	<b>Main</b>	<b>8`6" x 5`10"</b>
<b>Mud Room</b>	<b>Main</b>	<b>5`2" x 3`3"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`3" x 10`9"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>7`1" x 5`3"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`5" x 9`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`10" x 4`11"</b>	<b>Loft</b>	<b>Upper</b>	<b>5`5" x 4`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>8`11" x 9`5"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>6`6" x 4`8"</b>

Legal/Tax/Financial

Condo Fee:  
**\$375**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-2**

Legal Desc: **0013230**

Remarks

Pub Rmks: **Welcome to this newly renovated charming townhouse in a highly desirable neighborhood! Within walking distance to schools, restaurants, and shopping! Enjoy quick access to Deerfoot and Stoney Trail for easy commuting, and take advantage of nearby parks, a water park, ice rink, and walking paths. This property has been renovated top to bottom-main floor boasts a bright and open layout, spacious living area with large west facing window to bring in natural light and not to mention new vinyl floors throughout main. Functional brand new kitchen featuring (soon to be installed) Baffin Bay quartz countertops and a 2 piece main floor powder room to complete the main level. The entire house has been freshly painted, new carpets, doors and lighting, giving it a clean, modern look. Upstairs, you'll find three bedrooms, including a primary bedroom with a spacious walk-in closet and a 4pc bathroom. There's also a loft area perfect for a home office/reading area. The lower level features a built in storage cabinet located on the landing leading to the basement, laundry room with washer/dryer, a utility area and access to an oversized single attached garage. Outside, the private yard is perfect for entertaining or pets (with board approval). Another highlight is its proximity to the green line LRT planned by the City of Calgary, offering even more convenience for future transportation needs. This property is a must see and won't last long!**

Inclusions: **None**  
Property Listed By: **MaxWell Capital Realty**

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









