



THE
A-TEAM

**RE/MAX
FIRST**

8 PRESTWICK POND Terrace #304, Calgary T2Z 4P3

MLS® #: **A2173819** Area: **McKenzie Towne** Listing Date: **10/17/24** List Price: **\$286,000**
 Status: **Active** County: **Calgary** Change: **-\$4k, 29-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2004**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat: **Parkade, Underground**

Finished Floor Area
 Abv Sqft: **722**
 Low Sqft:
 Ttl Sqft: **722**

DOM

65
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Hot Water, Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick, Vinyl Siding**
 Flooring: **Carpet, Ceramic Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked**
 Int Feat: **Closet Organizers, High Ceilings, No Smoking Home, Soaking Tub, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	5`10" x 10`7"
Dining Room	Main	6`9" x 7`2"
Living Room	Main	18`8" x 10`9"

Room	Level	Dimensions
Bedroom	Main	10`4" x 8`8"
Kitchen	Main	8`11" x 7`10"
Bedroom - Primary	Main	11`5" x 10`8"

Legal/Tax/Financial

Condo Fee: **\$560** Title: **Fee Simple** Zoning: **M-2**

Fee Freq:
Monthly

Legal Desc: **0413803**

Remarks

Pub Rmks: **Looking for a quick possession? Your new home awaits in the heart of McKenzie Towne! Welcome to this fantastic 2-bed, 1-bath gem in the highly desirable Caledonia on the Waterfront building. This third-floor apartment offers not just a home, but a lifestyle. Step into the open living space, where you're greeted with an abundance of natural light flowing through the large windows. This layout is perfect for modern living, offering a flexible and spacious area to relax, entertain or work from home. The kitchen is equipped with newer appliances, ideal for whipping up your favorite meals, and the convenience of in-suite laundry means you can say goodbye to shared facilities. This unit boasts two generous bedrooms, including a luxurious primary suite with a walk-in closet - a dream for anyone needing extra space and organization. The 4-piece bathroom is designed for practicality with a smart layout separating the bath and shower area from the large vanity, making your morning routine a breeze. One of the standout features is your assigned underground parking stall, keeping your car secure and out of the elements year-around. Plus the building itself offers some incredible extras! The main floor common area is a hidden gem, complete with a cozy seating area, a kitchen for entertaining and a library - perfect for those quiet cozy afternoons. And it gets even better outside! Imagine starting your day with a peaceful walk on the nearby walking paths, surrounded by parks and greenery. And when you want to explore, you're just steps away from the bustling heart of McKenzie Towne where you'll find trendy dining spots, boutique shopping and exciting community events all year round. Whether you are grabbing a coffee or attending a local festival, everything you need is right at your doorstep! This apartment is more than just a place to live - it's a gateway to the McKenzie Towne lifestyle. Units in this building don't come up very often and this one won't last long. If you are ready to make this your new home, book your private showing today and experience everything it has to offer!**

Inclusions:
Property Listed By: **N/A**
TREC The Real Estate Company

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





