



THE
A-TEAM

**RE/MAX
FIRST**

139 PRESTWICK Crescent, Calgary T2Z 3L8

MLS®#: **A2175765** Area: **McKenzie Towne** Listing Date: **10/27/24** List Price: **\$564,900**
 Status: **Active** County: **Calgary** Change: **-\$5k, 24-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2000**
Lot Information
 Lot Sz Ar: **3,143 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,222**
 Low Sqft:
 Ttl Sqft: **1,222**

DOM

97
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

Ttl Park: **0**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Street Lighting,Rectangular Lot**
 Park Feat: **Off Street,Unpaved**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	16`5" x 11`2"	Living Room	Main	18`9" x 10`7"
Bedroom - Primary	Second	13`0" x 9`10"	Bedroom	Second	9`7" x 8`9"
Bedroom	Second	11`4" x 9`7"	Game Room	Lower	16`7" x 9`11"
Flex Space	Lower	12`4" x 10`10"	Storage	Lower	8`0" x 3`5"
Furnace/Utility Room	Lower	12`3" x 7`8"	4pc Bathroom	Second	7`9" x 5`0"
2pc Bathroom	Main	7`2" x 2`8"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-G**
 Legal Desc: **9813544**

Remarks

Pub Rmks: **Front Porch style home ! Ideal family home with many upgrades, attic insulation R50, newer HWT (2022), asphalt shingles (2015), new vinyl plank flooring (2022), newer carpeting up and down, newer kitchen stove (2023), upgraded lighting, newer main floor toilet, newer retractable screen added to the front entrance. The home has 3 bedrooms up.The lower level has a finished recreation room and a large flex room, laundry and utility room. There is a large deck off the back and the back yard is fenced and has parking for 2 cars. The home is very well located and close to schools, shopping, transit, paths, parks, and all amenities. Easy to view! Vacant!**

Inclusions: **SHED**
 Property Listed By: **RE/MAX Real Estate (Central)**

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









10.25.2024 - 139 PRESTWICK CRES SE

MAIN	541.25 SQ FT	50.38 H2
UPPER	400.83 SQ FT	41.81 H2
BASEMENT	1,122.34 SQ FT	104.24 H2
BOND AREA	1,668.36 SQ FT	146.71 H2
TOTAL AREA		



