

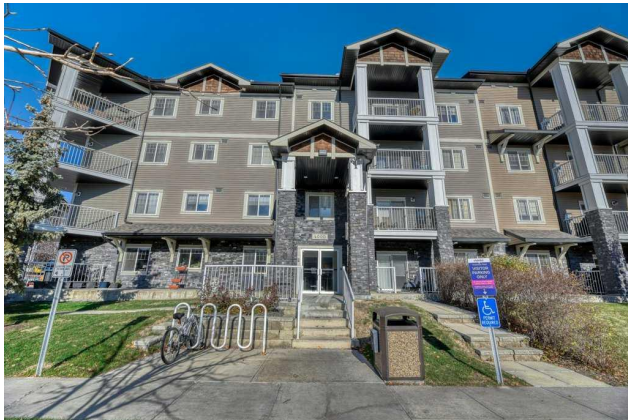


THE A-TEAM

RE/MAX FIRST

115 PRESTWICK Villas #4204, Calgary T2Z 0N1

MLS#: A2176217 Area: McKenzie Towne Listing: 11/01/24 List Price: \$326,900
Status: Pending County: Calgary Change: -\$8k, 21-Nov Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 2008

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:
Park Feat:

Residential
Apartment
Calgary
2008

Finished Floor Area

Abv Sqft: 840
Low Sqft:
Ttl Sqft: 840

Underground

DOM

50

Layout

Beds: 2 (2 )
Baths: 2.0 (2 0)
Style: Apartment

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof:
Heating: Baseboard
Sewer:
Ext Feat: Balcony

Construction: Vinyl Siding, Wood Siding
Flooring: Carpet, Tile
Water Source:
Fnd/Bsmt:

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

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include 4pc Bathroom, Bedroom, Foyer, Living Room, 4pc Ensuite bath, Dining Room, Kitchen, and Bedroom - Primary.

Legal/Tax/Financial

Condo Fee: \$448 Title: Fee Simple Zoning: M-2

Fee Freq:  
**Monthly**

Legal Desc: **0812822**

Remarks

Pub Rmks: **Make the Move before the Winter Holidays! Enjoy the relaxed lifestyle in this well-maintained 2-bedroom, 2-bath condo, complete with a versatile den perfect for a home office. Located in the established community of McKenzie Towne, this condo features a spacious open-concept layout, where the kitchen flows into the living room. The kitchen includes a sit-up eating bar, with newer dishwasher and microwave. The primary bedroom offers a walkthrough closet leading into a private 4-piece ensuite, providing both convenience and privacy. Separate from the kitchen, the in-suite laundry (newer washer and dryer) adds everyday ease, and fresh paint throughout the unit gives a refreshed, move-in-ready feel. The living room opens onto a covered balcony. With a titled underground parking stall and a storage locker, this condo covers all your practical needs. Situated in a family-friendly community with established schools, parks, and nearby shopping, this unit provides comfortable living in one of Calgary's most welcoming neighborhoods.**

Inclusions: n/a  
Property Listed By: **Century 21 Bamber Realty LTD.**

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









