



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**144 PRESTWICK Avenue, Calgary T2Z3S6**

MLS®#: **A2177579**

Area: **McKenzie Towne**

Listing Date: **11/06/24**

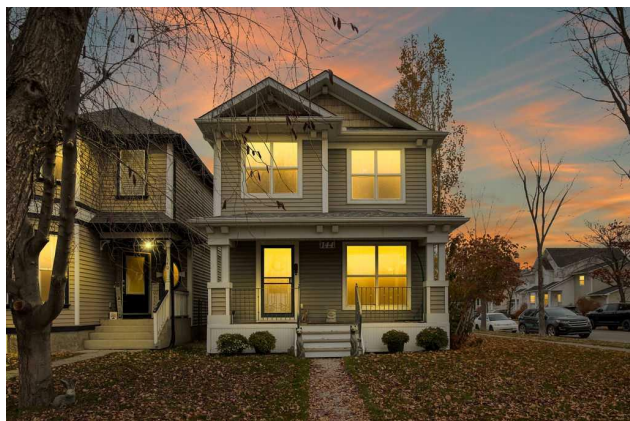
List Price: **\$594,999**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 18-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2001**

Finished Floor Area  
Abv Sqft: **1,120**  
Low Sqft:  
Ttl Sqft: **1,120**

Lot Information

Lot Sz Ar: **4,187 sqft**  
Lot Shape:

DOM

**16**  
Layout  
Beds: **2 (2 )**  
Baths: **1.5 (1 1)**  
Style: **2 Storey**

Access:

Lot Feat: **Back Lane,Corner Lot,Underground Sprinklers**  
Park Feat: **Double Garage Detached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Ceiling Fan(s),Central Vacuum,Kitchen Island,No Smoking Home,Open Floorplan,Pantry**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Entrance</b>	<b>Main</b>	<b>4`5" x 7`8"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`8" x 18`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`10" x 11`2"</b>	<b>Kitchen</b>	<b>Main</b>	<b>7`7" x 10`7"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>10`0" x 12`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>8`7" x 9`8"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>9`7" x 11`4"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>2`7" x 7`2"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>5`0" x 7`5"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**0010527**

Remarks

Pub Rmks: **Welcome to this beautifully updated 2-bedroom, 1.5-bathroom home, located on a large corner lot in the desirable community of McKenzie Towne. The open-concept main floor features stunning vinyl flooring throughout, creating a sleek and modern feel. The bright and open kitchen is a true highlight, complete with stainless steel appliances, a gas stove, and a spacious island with a breakfast bar - perfect for casual meals or entertaining. A corner pantry adds extra storage space, making meal prep a breeze. Upstairs, you'll find a versatile bonus/flex room, ideal for a home office, playroom, or additional living space. The home offers the perfect balance of comfort and convenience with air conditioning, ensuring you'll stay cool in the summer months. The large, open backyard is a blank slate, offering endless possibilities to create your own outdoor oasis. Whether you're looking to add a garden, build a deck, or design the ultimate play area, this spacious yard gives you the freedom to bring your vision to life. Additional highlights include a new roof (2017), new hot water tank and furnace (2017), in-ground sprinklers, a new fence, and security doors and windows. The gutters were cleaned recently, and the ducts are cleaned yearly for added peace of mind. A double detached garage with plenty of storage and a central vacuum system complete the package. The undeveloped basement provides endless potential, waiting for your finishing touches to create a space that suits your needs. Located directly across from a school, this home is perfect for families and offers easy access to shopping, restaurants, and amenities. Commuters will appreciate the convenient proximity to Deerfoot Trail, providing quick access to downtown and other key areas of the city. Don't miss the chance to make this exceptional home yours today!**

Inclusions: **N/A**  
Property Listed By: **Real Broker**

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









