



THE
A-TEAM

**RE/MAX
FIRST**

115 PRESTWICK Villas #3109, Calgary T2Z 0M8

MLS®#: **A2186331** Area: **McKenzie Towne** Listing Date: **01/08/25** List Price: **\$259,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 19-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2012**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat: **Stall**

Finished Floor Area
 Abv Sqft: **580**
 Low Sqft:
 Ttl Sqft: **580**

DOM

14
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Linoleum**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **No Animal Home, No Smoking Home, Pantry**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living/Dining Room Combination	Main	11`7" x 12`9"	Kitchen	Main	11`7" x 8`7"
Bedroom - Primary	Main	8`11" x 10`0"	Bedroom	Main	8`11" x 9`2"
4pc Bathroom	Main	8`11" x 4`11"	Laundry	Main	3`9" x 3`4"
Balcony	Main	10`11" x 4`10"	Entrance	Main	5`9" x 6`10"

Legal/Tax/Financial

Condo Fee: **\$303** Title: **Fee Simple** Zoning: **M-2**

Legal Desc: 1212578

Fee Freq:
Monthly

Remarks

Pub Rmks: **Welcome to this budget-friendly and conveniently located 2-bedroom, 1-bathroom unit—an excellent choice for both homeowners and investors! Featuring a functional layout with well-separated bedrooms for privacy, this home offers effortless accessibility. Step right out the back door to find shopping at your fingertips, and enjoy the added convenience of having an elementary school just next door. With daycares, playgrounds, and the bustling 130th Ave shopping district (Superstore, Home Depot, Walmart, and more) all within walking distance, everything you need is close at hand. A great opportunity to own at a price lower than renting—don't miss out!**

Inclusions: N/A
Property Listed By: TrustPro Realty

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







