



THE
A-TEAM

**RE/MAX
FIRST**

115 PRESTWICK Villas #3416, Calgary T2Z 0M7

MLS® #: **A2193816** Area: **McKenzie Towne** Listing Date: **02/14/25** List Price: **\$289,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 27-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2013**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:

Park Feat:

Off Street,Titled,Underground

Finished Floor Area

Abv Sqft: **585**
 Low Sqft:
 Ttl Sqft: **585**

DOM

50

Layout

Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt,Asphalt Shingle**
 Heating: **Heat Pump,Hot Water**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Vinyl Siding**
 Flooring: **Carpet,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Window Coverings**
 Int Feat: **Bookcases,Built-in Features,Open Floorplan,Quartz Counters,See Remarks,Storage,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`11" x 10`0"	Dining Room	Main	19`6" x 11`11"
Kitchen With Eating Area	Main	8`10" x 8`2"	Den	Main	8`2" x 5`3"
Bedroom - Primary	Main	10`11" x 10`11"	Walk-In Closet	Main	6`11" x 5`6"
4pc Bathroom	Main	7`11" x 5`0"	Laundry	Main	3`9" x 3`1"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$303

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc: 1212578

Remarks

Pub Rmks: **Step into this beautiful, upgraded top-floor unit and experience breathtaking Rocky Mountain views, stunning sunrises and sunsets, and the dazzling Stampede fireworks—all from the comfort of your own home and the quiet peaceful west facing balcony. Overlooking community parks and greenspace, this unit is ideally located with short walking distance to local shopping, vibrant pubs and restaurants, medical services, banking, and more! Love the outdoors? Biking paths abound, and quick access to major routes makes commuting a breeze. Inside, this meticulously maintained one-bedroom home boasts near 9-foot ceilings (exclusive to top-floor units only), creating an airy, spacious feel. The open-concept layout seamlessly connects the kitchen, dining, and living areas, making the most of every square foot. UPGRADES GALORE: ? Modern kitchen with extended ceiling-height cabinets ? Quartz/granite countertops for a touch of elegance ? Stainless steel appliances for a sleek, contemporary look ? Heated titled parking stall (#613) & assigned storage locker (#3416) Don't miss this rare opportunity to live in one of the city's most desirable SE communities! Book a private showing with your favorite Realtor. Or call George if you have any further questions @ 403-690-2020.**

Inclusions: N/A
Property Listed By: Real Broker

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







