



THE
A-TEAM

**RE/MAX
FIRST**

115 PRESTWICK Villas #2306, Calgary T2Z 0M9

MLS® #: **A2193825**

Area: **McKenzie Towne**

Listing Date: **02/13/25**

List Price: **\$324,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2011**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **845**
Low Sqft:
Ttl Sqft: **845**

DOM

63

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Low-Rise**
(1-4)

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade,Titled,Underground

Utilities and Features

Roof: **Asphalt Shingle,Tile**

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony,BBQ gas line**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Hardwood,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer

Int Feat:

Ceiling Fan(s),Closet Organizers,Open Floorplan

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`0" x 11`11"
Dining Room	Main	10`0" x 9`0"
Other	Main	4`7" x 3`10"
Bedroom	Main	9`11" x 8`10"
Laundry	Main	3`6" x 2`10"
Balcony	Main	11`11" x 5`5"

Room	Level	Dimensions
Kitchen	Main	9`3" x 8`2"
Bedroom - Primary	Main	11`4" x 10`11"
3pc Ensuite bath	Main	7`11" x 4`11"
Foyer	Main	4`6" x 4`3"
4pc Bathroom	Main	7`11" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$448

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc:
1111459

Remarks

Pub Rmks:

This charming 2-bedroom, 2-bathroom condo offers a thoughtfully designed open-concept layout, seamlessly blending the kitchen and living room while maintaining excellent separation between the bedrooms for added privacy. The kitchen features an inviting eat-up breakfast bar, perfect for casual dining or entertaining. The primary bedroom boasts a 3-piece ensuite and a well-organized closet, while the second full bathroom offers a 4-piece setup for added convenience. Step outside onto the private balcony to enjoy your morning coffee or unwind in the evenings. This unit also includes titled parking and an assigned storage locker! Located just a 5-minute walk from Mckenzie Towne School, this condo is a great option for families or those looking to downsize or invest in this community. Enjoy the convenience of nearby shopping and restaurants, with excellent access to major roadways and public transit—the nearest bus stop is only a 2-minute walk away. Whether you're a first-time buyer, downsizing, or investing, this is a fantastic opportunity to own in a vibrant and well-connected community. Don't miss out—book your showing today!

Inclusions:
Property Listed By:

N/A

RE/MAX House of Real Estate

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





