



THE
A-TEAM

**RE/MAX
FIRST**

139 PRESTWICK Crescent, Calgary T2Z 3L8

MLS®#: **A2202443**

Area: **McKenzie Towne**

Listing Date: **03/14/25**

List Price: **\$560,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2000**

Finished Floor Area

Abv Sqft: **1,122**
Low Sqft:
Ttl Sqft: **1,122**

DOM

22
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **3,143 sqft**
Lot Shape:

Parking

Ttl Park: **0**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Rectangular Lot,Street Lighting**
Park Feat: **Off Street,Unpaved**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

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

Room Information

Room	Level	Dimensions
Kitchen With Eating Area	Main	16`5" x 11`2"
Bedroom - Primary	Second	13`0" x 9`10"
Bedroom	Second	11`4" x 9`7"
Flex Space	Lower	12`4" x 10`10"
Furnace/Utility Room	Lower	12`3" x 7`8"
2pc Bathroom	Main	7`2" x 2`8"

Room	Level	Dimensions
Living Room	Main	18`9" x 10`7"
Bedroom	Second	9`7" x 8`9"
Game Room	Lower	16`7" x 9`11"
Storage	Lower	8`0" x 3`5"
4pc Bathroom	Second	7`9" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9813544

Zoning:
R-G

Remarks

Pub Rmks: **Front Porch style home! Ideal family home with many upgrades, attic insulation R50, a newer HWT tank, recent asphalt shingles, newer vinyl plank flooring, newer carpeting up and down, a newer kitchen stove, upgraded lighting, a newer main floor toilet, and a newer retractable screen added to the front entrance. The home has 3 bedrooms up. The lower level has a finished recreation room, a large flex room, laundry, and a utility room. There is a large deck off the back and the back yard is fenced. The home is well located and close to schools, shopping, transit, paths, parks, and all amenities. Easy to view! Vacant!**

Inclusions:
Property Listed By: **SHED
RE/MAX Real Estate (Central)**

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









10.25.2024 - 139 PRESTWICK CRES SE

MAIN	541.25 SQ FT	50.28 M ²
UPPER	580.89 SQ FT	53.96 M ²
BASEMENT	449.42 SQ FT	41.57 M ²
INS. AREA	1,222.54 SQ FT	114.24 M ²
TOTAL AREA	1,566.56 SQ FT	145.71 M ²



