



GRASSROOTS
REALTY GROUP

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27 Prestwick Street SE
Calgary, Alberta

MLS # A2253026



\$875,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,962 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Other, Pri		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

OPEN HOUSE SATURDAY OCT 4th, 11-1pm HOME + CARRIAGE SUITE! Welcome to 27 Prestwick Street SE in McKenzie Towne — one of Calgary’s most charming and top-ranked family neighborhoods. This beautifully updated 2-storey comes with a rare legal carriage suite above the garage, currently rented at \$1,675/month, offering incredible mortgage-helper potential. Even more unique, the garage does not need to be shared with the tenant thanks to a permanent City of Calgary exemption. Inside the main home, you’ll find nearly 3,000 sq. ft. of developed living space, with thoughtful renovations at every turn: a bright open-concept layout, two dedicated offices on the main floor, a finished basement with full egress windows, and a stylish owners’ suite with updated ensuite. Comfort features include central A/C, newer roof shingles, and upgraded mechanicals. The southwest-facing backyard oasis is perfect for entertaining, with artificial turf, a 6x6 pergola, built-in lighting, BBQ gas line, and no-maintenance landscaping. McKenzie Towne is known for its small-town charm — tree-lined streets, the shops and restaurants of High Street, excellent schools (K–9 public and Catholic within walking distance), private residents’ hall with gym and events, and great access to Deerfoot & Stoney. Your Mother in law suite is in the garage!