



**252 Prestwick Acres Lane SE
Calgary, Alberta**

MLS # A2299157



\$395,900

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,354 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	-		
Lot Feat:	Landscaped, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

PRICE ADJUSTED!!! Welcome to this beautifully maintained 3-bedroom, 1.5-bathroom townhouse with a double attached garage and a sunny west-facing backyard—perfect for enjoying evening sunsets. Tucked away on a quiet street in the sought-after Mosaics of McKenzie Towne, this well-managed complex offers the ideal blend of comfort, convenience, and community. Step inside to a bright, open-concept main floor featuring modern grey and white tones, large windows, and a warm, inviting layout. The kitchen is designed for both everyday living and entertaining, complete with a breakfast bar—perfect for casual meals or catching up with friends. Upstairs, you’ll find three generously sized bedrooms, including a spacious primary suite with a walk-in closet. This home has been lovingly cared for by a long-time owner, with recent updates including fresh paint, some new carpet and newer linoleum, and upgraded appliances. The fridge and stove are brand new, the dishwasher is just 3 years old, and the washer and dryer are approximately 5 years old—offering peace of mind for years to come. Additional value? The complex is undergoing upgrades with new stairs and railings—already fully paid for by the current owner. Parking is exceptional, with space for up to 4 vehicles—2 in the garage and 2 on the driveway. Located close to schools, parks, McKenzie Towne Square, and an abundance of shops and coffee spots, with quick access to both Stoney Trail and Deerfoot Trail, this home offers unbeatable convenience. Priced under \$400,000 for over 1300 sq ft of living space—this is an incredible opportunity. Contact your REALTOR® today to book your private showing!