



GRASSROOTS
REALTY GROUP

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114, 78 Prestwick Gardens SE
Calgary, Alberta

MLS # A2321673



\$309,900

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	913 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 730
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan, See Remarks, Storage		

Inclusions:	N/A
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Sunny bright ground floor corner unit with open spacious floor plan featuring a covered private patio to sit out on and enjoy those warm days. This 2 Bedroom and 2 bathroom unit is within walking distance to the many amenities & conveniences of McKenzie Towne....shopping, dining, coffee shops, and many big and small businesses. Large kitchen, that features a water filtration unit and with center island, lots of cupboards & counterspace is a chef's delight & features a sunny breakfast nook just off the patio door. The spacious family room features corner gas fireplace, large window & is open to the kitchen. Lovely master retreat features huge window, full ensuite & extra large closet. The second bedroom also has a large window & a full bath just outside the bedroom door. The in suite storage is conveniently located inside the front door & the in suite laundry is also conveniently located near the main living area. Underground parking with storage space is an added bonus. Parking is spot #96. Parking Stall Taxes for 2025 were \$61.81.