



**GRASSROOTS**

REALTY GROUP

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**59 Prestwick Park SE  
Calgary, Alberta**

**MLS # A2323428**



**\$428,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,182 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Landscaped, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 536
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** None

Welcome to this beautifully updated and move in ready townhouse in the sought after community of McKenzie Towne. Featuring 2 spacious bedrooms, a single detached garage, and numerous upgrades throughout, this home offers exceptional value in a fantastic location just steps from the shops, restaurants, and amenities of High Street. The bright and inviting main floor showcases newer laminate flooring, fresh paint, new baseboards, updated lighting, and an open concept layout designed for comfortable everyday living. The front facing kitchen is filled with natural light from a charming bay window and features updated quartz countertops, ample prep space, and newer stainless steel appliances including a refrigerator and microwave. The adjoining dining area flows seamlessly into the spacious living room, where a cozy gas fireplace and large windows create a warm and welcoming atmosphere. Step outside to enjoy the private south facing backyard, complete with a deck, BBQ gas line, underground sprinkler system, and fully fenced-perfect for relaxing or entertaining. Upstairs, soaring vaulted ceilings create a sense of space in both bedrooms, while large windows provide plenty of natural light. The spacious 5 piece bathroom features an updated vanity, separate stand-up shower, and an additional tub/shower combination. Convenient upper floor laundry includes new washer and dryer appliances plus additional storage space. The unfinished basement offers excellent potential for future development or additional storage. Other important upgrades include a newer hot water tank, humidifier, thermostat, and exterior windows and roofing that have been replaced by the condominium corporation within the past seven years. Residents enjoy access to McKenzie Towne Hall, a private homeowners' association facility featuring year round community

programming including a licensed childcare program, a gymnasium, outdoor skating rink, splash park, event spaces, and family friendly activities throughout the year. The community also offers nearby parks, pathways, schools, and shopping making this one of Calgary's most desirable communities. Simply move in and enjoy!