



GRASSROOTS
REALTY GROUP

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72 Prestwick Pond Terrace SE
Calgary, Alberta

MLS # A2323810



\$469,900

Division:	McKenzie Towne		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,161 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.84 Acre		
Lot Feat:	Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 553
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: Fireplace in living room

WELCOME to this beautifully updated corner-unit bungalow villa in the highly sought-after Prestwick Pond Terrace community of McKenzie Towne! Offering the convenience of single-level living, this bright and inviting home features 2 spacious bedrooms, 2 full bathrooms, a double attached garage, and an open-concept layout designed for comfortable everyday living. Recent upgrades include new luxury vinyl plank flooring, fresh paint throughout, updated kitchen countertops, a newer furnace, and a newer hot water tank, giving you peace of mind and a move-in-ready home. The open kitchen flows seamlessly into the dining and living areas, creating the perfect space for entertaining or relaxing. Large windows fill the home with natural light, while the private rear deck provides a peaceful outdoor retreat. The spacious primary bedroom features a full ensuite, while the second bedroom is ideal for guests, a home office, or hobbies. Whether you're downsizing, a first-time bungalow buyer, or simply looking for a low-maintenance lifestyle, this home offers the perfect blend of comfort, convenience, and style. Located in a well-managed complex, you'll enjoy easy access to parks, scenic pathways, schools, shopping, restaurants, transit, and all the amenities that make McKenzie Towne one of Calgary's most desirable communities. This is a rare opportunity to own an villa-style bungalow in an exceptional location. Don't miss your chance to call this beautiful home yours!