



GRASSROOTS

REALTY GROUP

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**23 Prestwick Cove SE
Calgary, Alberta**

MLS # A2327965



\$764,900

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,783 sq.ft.	Age:	2000 (26 yrs old)
Beds:	7	Baths:	4 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Carriage Suite Appliances & Fridge, Washer, Dryer in Basement

Great revenue opportunity in McKenzie Towne! This six-bedroom home with a fully finished basement, oversized double garage, and unique two-storey (900 sq. ft.) legal carriage suite offers exceptional flexibility for investors or multi-generational living. Located on a quiet street on a large pie-shaped lot with ample parking, this home features a charming front veranda and a spacious main floor with a front den, formal dining room, and open-concept great room with gas fireplace, bright kitchen, two-piece bath, and access to the patio. Upstairs offers four bedrooms, including a primary bedroom with a walk-in closet and updated three-piece ensuite, plus an additional full bathroom and convenient upper-level laundry. The fully finished basement features two additional bedrooms with large windows, a three-piece bathroom, huge recreation room, storage, and a separate side entrance. Above the garage is a rare two-storey legal carriage suite with a one-bedroom layout, laundry, and a loft that is ideal as a second bedroom, office, or additional living space. The oversized double garage includes a separate storage bay currently rented independently, plus an additional storage area with a roughed-in bathroom. Recent updates include interior paint (2020), garage furnace (2021), shingles on the house and garage (2021), house furnace (2026), and luxury vinyl plank flooring throughout the upper level of the house (2023). McKenzie Towne is one of southeast Calgary's most desirable communities, offering a small-town atmosphere with modern amenities including the popular splash park, playgrounds, pathways, parks, and vibrant High Street with restaurants, cafes, shopping, grocery stores, and everyday services. Excellent access to Calgary Transit, Deerfoot Trail, Stoney Trail, and numerous public and Catholic schools makes this an outstanding location. An exceptional

opportunity for homeowners and investors alike.