



GRASSROOTS
REALTY GROUP

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81 Prestwick Avenue SE
Calgary, Alberta

MLS # A2329072



\$549,900

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,340 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Off Street, Rear Drive, Unpaved		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Private		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: N/A

****OPEN HOUSE: 1–4 PM, SAT & SUNDAY, JULY 18TH & 19TH, 2026****Welcome to this beautifully maintained 2-storey gem that shows 12/10—just like new! Featuring 3 bedrooms, 3.5 bathrooms and a professionally developed basement, this home offers over 2,000 sq. ft. of total living space. The bright, open-concept main floor features a slightly vaulted ceiling, a spacious kitchen with an island and dining nook, and access to the sunny south-facing backyard with a 10' × 8' deck—perfect for entertaining. Upstairs, you’ll find three generous bedrooms, including a primary suite with a walk-in closet and 4-piece ensuite. The developed basement offers a large recreation room, a den that can be used as a guest bedroom, and a full 3-piece bathroom. Recent appliance updates include a refrigerator, dishwasher and dryer replaced in 2025, as well as a stove replaced in 2023. The home has also received regular annual maintenance, has been freshly painted and is truly move-in ready. Located just minutes from schools, parks, playgrounds, shopping, transit and more. The community fee is only \$226 per year. Perfect for families or first-time buyers—this is a MUST-SEE!