



GRASSROOTS
REALTY GROUP

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127 Prestwick Villas SE
Calgary, Alberta

MLS # A2331647



\$385,000

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,257 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	On Street, Stall, Titled		
Lot Size:	0.03 Acre		
Lot Feat:	Front Yard, Lawn, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 348
Basement:	Full	LLD:	-
Exterior:	Brick, Shingle Siding, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: None

Nestled on picturesque Prestwick Villa Street, this home sits just HALF A BLOCK from the McKenzie Towne School playground and baseball field. An IDEAL STARTER HOME, it is well suited for young professionals SEEKING SHARED ACCOMMODATION or A YOUNG FAMILY starting out. Upstairs, you'll find TWO GENEROUSLY SIZED BEDROOMS, EACH WITH ITS OWN FOUR-PIECE ENSUITE BATHROOM AND SPACIOUS WALK-IN CLOSET. The main level offers an OPEN FLOOR PLAN designed for everyday comfort and entertaining, along with a convenient two-piece bathroom for guests. The spacious living room flows seamlessly into a functional kitchen featuring STAINLESS STEEL APPLIANCES, A DUAL SINK, BREAKFAST BAR, ADDITIONAL BUTLER'S COUNTER for prep or staging, and a convenient corner pantry. Beside the kitchen, the bright dining area provides plenty of room for family meals and invited guests. The TITLED PARKING stall is located just off the patio, where a NATURAL GAS OUTLET makes barbecuing easy and convenient. Enjoy the partly secluded backyard setting, south-facing front porch, and additional street parking. LOW CONDOMINIUM FEES and an excellent McKenzie Towne location make this a standout choice. Call your favourite realtor for your private viewing today.