

# \$324,900 - 2306, 115 Prestwick Villas Se, Calgary

MLS® #A2193825

**\$324,900**

2 Bedroom, 2.00 Bathroom, 846 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

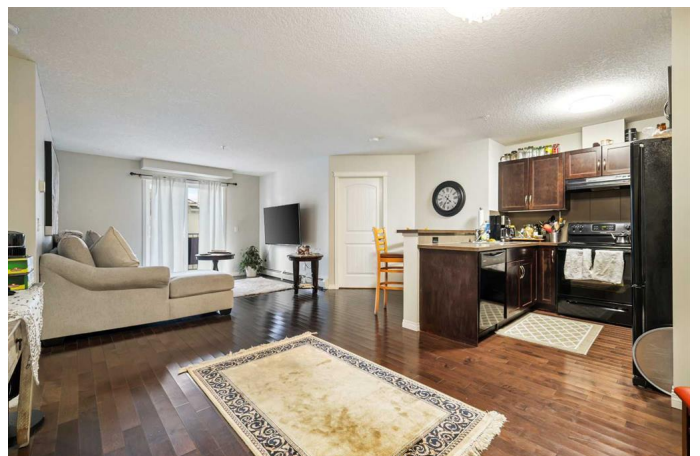
This charming 2-bedroom, 2-bathroom condo offers a thoughtfully designed open-concept layout, seamlessly blending the kitchen and living room while maintaining excellent separation between the bedrooms for added privacy. The kitchen features an inviting eat-up breakfast bar, perfect for casual dining or entertaining. The primary bedroom boasts a 3-piece ensuite and a well-organized closet, while the second full bathroom offers a 4-piece setup for added convenience. Step outside onto the private balcony to enjoy your morning coffee or unwind in the evenings. This unit also includes titled parking and an assigned storage locker! Located just a 5-minute walk from McKenzie Towne School, this condo is a great option for families or those looking to downsize or invest in this community. Enjoy the convenience of nearby shopping and restaurants, with excellent access to major roadways and public transit—the nearest bus stop is only a 2-minute walk away. Whether you're a first-time buyer, downsizing, or investing, this is a fantastic opportunity to own in a vibrant and well-connected community. Don't miss out—book your showing today!

Built in 2011

## Essential Information

MLS® # A2193825

Price \$324,900



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 846           |
| Acres          | 0.00          |
| Year Built     | 2011          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Active        |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 2306, 115 Prestwick Villas Se |
| Subdivision | McKenzie Towne                |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2Z 0M9                       |

### Amenities

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                    |
| Parking        | Parkade, Titled, Underground                                                         |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Open Floorplan                  |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Baseboard                                                          |
| Cooling           | None                                                               |
| # of Stories      | 4                                                                  |
| Basement          | None                                                               |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, BBQ gas line           |
| Roof              | Asphalt Shingle, Tile           |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 13th, 2025 |
| Days on Market | 64                  |
| Zoning         | M-2                 |
| HOA Fees       | 227                 |
| HOA Fees Freq. | ANN                 |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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