

**305, 8 Prestwick Pond Terrace SE
Calgary, Alberta**

MLS # A2163435



\$299,900

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	745 sq.ft.	Age:	2004 (20 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Water: Public

Floors: Tile, Vinyl

Sewer: Public Sewer

Roof: Asphalt Shingle

Condo Fee: \$ 577

Basement: -

LLD: -

Exterior: Brick, Vinyl Siding, Wood Frame

Zoning: M-2

Foundation: -

Utilities: -

Features: Breakfast Bar, Granite Counters, High Ceilings, Pantry, Storage, Walk-In Closet(s)

Inclusions: None

OPEN HOUSE Saturday SEPTEMBER 14th 2-4PM. Quick Possession Available in McKenzie Towne! Check out this fantastic 2 Bed 1 Bath 3rd Floor Apartment Unit with SW facing Balcony at the Caledonia on the Waterfront building. This unit offers an open living area with granite counters, lots of storage, a large breakfast bar and extra pantry storage in the in-suite laundry room. The living room, hall and bedrooms feature upgraded vinyl plank floors. You have 2 large bedrooms including a primary with walk-in closet. The 4 PC bathroom offers a practical layout with separate bath/shower area and a large vanity. Your assigned underground parking stall is close to the elevator for your convenience. The building also features a great common area on the main floor with seating area, kitchen and library. Head outside and enjoy the walking paths and parks nearby and stroll into the heat of McKenzie Towne where you'll find great dining, shopping and community events and many amenities. Book a private showing with your favourite agent today.