

**4204, 115 Prestwick Villas SE  
Calgary, Alberta**

**MLS # A2176217**



**\$334,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	840 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 448
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** n/a

Make the Move before the Winter Holidays! Enjoy the relaxed lifestyle in this well-maintained 2-bedroom, 2-bath condo, complete with a versatile den perfect for a home office. Located in the established community of McKenzie Towne, this condo features a spacious open-concept layout, where the kitchen flows into the living room. The kitchen includes a sit-up eating bar, with newer dishwasher and microwave. The primary bedroom offers a walkthrough closet leading into a private 4-piece ensuite, providing both convenience and privacy. Separate from the kitchen, the in-suite laundry (newer washer and dryer) adds everyday ease, and fresh paint throughout the unit gives a refreshed, move-in-ready feel. The living room opens onto a covered balcony. With a titled underground parking stall and a storage locker, this condo covers all your practical needs. Situated in a family-friendly community with established schools, parks, and nearby shopping, this unit provides comfortable living in one of Calgary's most welcoming neighborhoods.