

**305, 37 Prestwick Drive SE**  
**Calgary, Alberta**

**MLS # A2289602**



**\$289,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	856 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 697
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Laminate Counters		

**Inclusions:** Dishwasher, Electric Oven, Microwave hood fan, refrigerator, dryer, washer, window coverings, ceiling fans

Welcome to elevated living in a top-floor, park-facing, two-bedroom, two-bathroom apartment designed for privacy, and functionality. And condo fees include utilities! With bedrooms thoughtfully positioned on opposite sides of the home and the kitchen and living room anchoring the centre, this layout creates natural separation, ideal for parents and children, guests and hosts, or roommates seeking space of their own. The kitchen is both practical and polished, complete with a generous pantry that seamlessly houses the in-suite laundry for smart, ergonomic living. Everything you need, exactly where you need it. Wake up in the primary bedroom overlooking nature. A retreat featuring a private ensuite and its own dressing-room-style corridor. Whether you're enjoying a quiet coffee at the breakfast bar or stepping onto the balcony to take in a stunning sunrise over the park, this home invites you to start your day with intention. Underground parking, visitor parking, and additional street parking ensure hosting is effortless. Located with quick access to Deerfoot Trail, the 130th Avenue Shopping Centre, and just around the traffic circle from McKenzie Towne's vibrant plaza &mdash; groceries, restaurants, coffee shops, and daily conveniences are all within reach. Plus there are schools just down the road. As part of the McKenzie Towne community, residents also enjoy access to the McKenzie Towne HOA amenities, including the community hall, drop-in gym and year-round events that bring neighbours together. A fantastic combination of serenity and accessibility. Book a showing with your favourite REALTOR®; toady!