

**252 Prestwick Acres Lane SE  
Calgary, Alberta**

**MLS # A2299157**



**\$390,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,354 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, No Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 400
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

**PRICE ADJUSTED!!!** Exceptional value for this beautifully maintained 3-bedroom townhouse offering over 1,300 sq ft of living space, a double attached garage, and parking for up to 4 vehicles—all in the highly desirable Mosaics of McKenzie Towne. Whether you're a first-time buyer, young family, or investor, this home delivers comfort, space, and affordability in one of Calgary's most popular family communities. Located on a quiet street with a sunny west-facing backyard, this home is perfect for relaxing after a long day and enjoying evening sunsets. The bright open-concept main floor features modern grey and white tones, large windows, and a warm, welcoming layout ideal for everyday living and entertaining. The functional kitchen includes a breakfast bar, plenty of cabinetry, and newer appliances, including a brand-new fridge and stove. Upstairs you'll find three generous bedrooms, including a spacious primary bedroom with walk-in closet, plus 1.5 bathrooms designed for practical family living. Pride of ownership is evident throughout, with recent updates including fresh paint, some newer carpet and linoleum, and upgraded appliances. The dishwasher is approximately 3 years old, while the washer and dryer are about 5 years old—providing excellent value and peace of mind. Even better, the complex is currently being upgraded with new stairs and railings, and the cost has already been fully paid by the current owner. This unbeatable location places you close to schools, parks, pathways, shopping, restaurants, coffee shops, and McKenzie Towne Square, with quick access to both Deerfoot Trail and Stoney Trail for an easy commute anywhere in the city. Finding a move-in-ready family townhouse with this much space, parking, and value under \$400,000 is rare. Don't miss this fantastic opportunity to get into the

market and own a home in one of Calgary's most sought-after communities. Contact your REALTOR® today to book your private showing!