

44 Prestwick Pond Terrace SE
Calgary, Alberta

MLS # A2312751



\$459,900

Division:	McKenzie Towne		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,143 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Few Trees, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 554
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully cared-for bungalow villa in the Waterfront community of McKenzie Towne. Known for its quiet atmosphere, sense of community, and low-maintenance lifestyle, this home offers both comfort and convenience in one of Calgary's popular neighbourhoods. This 2-bedroom, 2-bathroom townhome features an open and functional layout with impressive, vaulted ceilings, creating a spacious feel throughout the main living area. Large windows bring in plenty of natural light, making the home feel warm and inviting from the moment you walk in. The kitchen offers ample cabinet and counter space and flows seamlessly into the dining and living areas, making it ideal for everyday living. The spacious primary bedroom includes a walk-in closet and private ensuite, while the second bedroom is perfect for guests or a home office. You'll also appreciate the convenience of main-floor laundry and a double attached garage. Located just steps from ponds, walking paths, parks, shopping, restaurants, and everyday amenities, this home offers the perfect balance of comfort and lifestyle. Whether you're downsizing, looking for low-maintenance living, or simply wanting to be part of a welcoming community, this is a fantastic opportunity to enjoy everything McKenzie Towne has to offer