

305, 37 Prestwick Drive SE
Calgary, Alberta

MLS # A2320229



\$284,900

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

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 697
Basement:	-	LLD:	-
Exterior:	Stone, Stucco	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s)		

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

Welcome to elevated living in a top-floor, park-facing, two-bedroom, two-bathroom apartment designed for privacy, and functionality. CONDO FEES include utilities! Parking is TITLED. 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 a beautiful park. 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 and 52nd St, the 130th Avenue Shopping Centre, and just around the traffic circle from McKenzie Towne's vibrant plaza — groceries, restaurants, coffee shops, and daily conveniences are all within reach. Plus there are elementary 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® today!