

310, 25 Prestwick Drive SE
Calgary, Alberta

MLS # A2336501



\$269,900

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	857 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 701
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-G
Foundation:	-	Utilities:	-
Features:	High Ceilings, Open Floorplan, Storage, Vinyl Windows		

Inclusions: Parkade remote

You will find exceptional value in this two bedroom, one bathroom condo located in the desirable community of McKenzie Towne! Aberdeen on the Park is a beautifully maintained, well run complex with a healthy reserve fund and a strong sense of community. Have peace of mind knowing that your condo fees cover all utilities including heat, water, and electricity. This unit comes with many upgrades including brand new carpet in both bedrooms (2026), new kitchen sink & faucet (2026), new vanity sink, shower head & faucet (2026) and an updated washer & dryer. Located on the top floor, the layout for this 857 sqft unit is perfect and allows you to maximize use of the entire living space. As you enter the condo, you are greeted by an open concept floor plan with 9-foot ceilings and upgraded laminate flooring throughout the entire main living area. The kitchen features solid wood cabinetry, pantry, and a peninsula with plenty of counter space and seating. Beyond this lies the dining area and living room with large windows bringing in plenty of natural sunlight. The spacious primary bedroom can easily fit a king size bed and has double walk-through closets and a cheater door with direct access to the 4-piece bathroom. The second bedroom is also a good size, perfect for either a guest room or office space. Additionally, you will find in-suite laundry and an additional in-unit storage room. Finally, your west facing, private balcony features a gas line for BBQing and plenty of space to relax after a long day. This unit comes with a titled, underground parking stall and a secure, assigned storage locker. Lastly, make sure to enjoy everything McKenzie Towne has to offer including easy access to nearby schools, shopping areas and major routes. This complex is conveniently located right beside Prestwick Common Park which features green space, playground, seasonal water park

and fountain, winter ice skating and many community events throughout the year. Do not miss out on this opportunity!