

204, 37 Prestwick Drive SE
Calgary, Alberta

MLS # A2340303



\$259,900

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	696 sq.ft.	Age:	2006 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 573
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Pantry		

Inclusions: N/A

Welcome to this bright and spacious second-floor condo in Aberdeen on the park, ideally located close to all the amenities in McKenzie Towne. This well-designed one-bedroom home combines functionality, plenty of natural light, and an attractive park side setting. The welcoming foyer features ceramic tile flooring and a generous double closet, providing plenty of storage right from the moment you enter. The kitchen offers a raised eating bar, black appliances, tile backsplash, and track lighting, with convenient in-suite laundry and utility space just beyond. A dedicated dining nook provides ample room for a full-sized table and flows naturally into the spacious living room, which opens onto a west-facing balcony—a wonderful spot to enjoy the afternoon and evening sun. The large primary bedroom features two double closets, while the four-piece bathroom completes the living space. Nine-foot ceilings throughout enhance the home's open and airy feel. Additional features include one titled, heated underground parking stall, a separate storage locker, and ample visitor parking near the building entrance. The well-maintained Aberdeen on the Park complex also offers a guest suite and convenient access to parks, playgrounds, shopping, and golf. A fantastic opportunity for a first-time buyer, downsizer, or investor seeking a well-located condo in the popular community of McKenzie Towne.