

227, 8 Prestwick Pond Terrace SE Calgary, Alberta

MLS # A2349334



\$249,900

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	848 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water
Floors:	Laminate
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Brick, Vinyl Siding, Wood Frame
Foundation:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 744
LLD:	-
Zoning:	M-2
Utilities:	-

Inclusions: N/A

Welcome to this unique and rarely available 2-bedroom, 2-bathroom corner unit condo in sought after McKenzie Towne. This large 847 sq. ft unit offers an abundance of windows, natural light, and an inviting open-concept layout. With 10-foot ceilings and a spacious floor plan, this condo combines comfort, functionality, and an upscale atmosphere. The large living room flows seamlessly into the dining area, which features a French door leading to a sunny, south-facing balcony overlooking a peaceful greenspace. The kitchen is both stylish and functional, complete with granite countertops, black appliances, a newer electric stove, kitchen island, and an abundance of cabinetry and counter space. The primary bedroom is privately separated from the second bedroom and features a generous walk-in closet and a 4-piece ensuite bathroom. The spacious second bedroom is conveniently located near the 3-piece main bathroom, making the layout ideal for guests or a roommate. A stacking washer and dryer add to the convenience of owning this great condo. Recent updates include newer laminate flooring, fresh paint, some replaced baseboards, and a new kitchen faucet. Enjoy the convenience of assigned heated underground parking in this quiet, upscale building. The well-maintained common areas include comfortable sitting areas, a kitchenette, and a library. Outside, beautifully kept grounds feature walking paths, a gazebo, and access to the pond. Ideally located close to High Street, trendy shops, pubs, coffee shops, and parks, with excellent access to Deerfoot Trail, Stoney Trail, and South Health Campus Hospital. Take advantage of this distinctive corner unit with exceptional natural light, generous living space, and a peaceful setting—an opportunity not to be missed.