

409, 8 Prestwick Pond Terrace SE
Calgary, Alberta

MLS # A2350919



\$215,000

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	721 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 655
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Granite Counters, Open Floorplan		

Inclusions: 2 Portable AC units

Welcome to the Caledonia on the Waterfront in McKenzie Towne! This bright top-floor 2 bedroom, 1 bathroom unit has a great layout, beautiful mountain views and a location that makes everyday living easy. The main living room is filled with natural light thanks to the large bay window with southwest exposure, making it a great spot to relax and enjoy the view. The two bedrooms are separated by the main living area, giving both bedrooms a nice sense of privacy. One of the standout features of this home is the beautiful laminate hardwood flooring throughout, adding a warm, classic feel and making the space easy to maintain. The kitchen features granite countertops, updated lighting and a great flow into the generous dining area, making it easy to entertain or enjoy everyday meals. You'll also appreciate the convenience of insuite laundry and two portable air conditioning units, both included with the home. The bathroom features a granite countertop and has a smart layout with the vanity separated from the tub and shower area, which makes getting ready in the morning a little easier when sharing the space. Step outside onto your balcony and enjoy your morning coffee, a BBQ with friends or simply take in the mountain views and beautiful fall colours. And of course, being TOP FLOOR means no one is above you! The location is a big part of what makes this home special. You're within walking distance to the High Street shops, coffee spots, restaurants, bars and pubs, giving you that fun, walkable lifestyle that's hard to find. McKenzie Towne also offers access to a recreation facility with activities to enjoy throughout the year. A bright, well-kept home with beautiful hardwood floors, great views, a fantastic layout and a location you'll love coming home to.