

1306, 115 Prestwick Villas SE Calgary, Alberta

MLS # A2351745



\$295,000

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	929 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 513
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Bar, French Door, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), Wired for Data		

Inclusions: Key's and fobs

A rare corner layout in Prestwick Place that is brand new from top to bottom. Mature trees and walking path views. Offering almost 1,000 sq. ft. of fully rebuilt living space, this two-bedroom, two-bathroom home stands out with a dedicated den behind modern glass French doors. Complete with its own tucked away laundry closet with New Washer and Dryer. Down the hall sits a quiet secondary bedroom alongside a full 4-piece bathroom. The heart of the home opens up into a bright, central kitchen and living area lined with sun soaked windows, brand new appliances, room for a dining table, and direct access out to the North facing balcony. Tucked off the main living space, the primary suite features a generous walk through closet and its own private full ensuite. Positioned on the north corner of the complex, this is one of only a handful of units offering this distinct floor plan. Delivering consistent natural light throughout the day, treetop views, and overlooking the pathway below. You're steps from Prestwick's green spaces, walking trails, and just minutes from nearby shopping, restaurants, neighbourhood amenities, and schools.