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1304, 115 Prestwick Villas SE Calgary, Alberta

MLS # A2351941

$319,900

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	851 sq.ft.	**Age:**	2008 (18 yrs old)
Beds:	2	**Baths:**	2
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Laminate	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 461
Basement:	-	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	M-2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to popular Prestwick! This modern 2-bedroom, 2-bathroom suite offers the feel and finish of a brand-new home in a well-established community with schools, shopping, parks, and everyday amenities already in place. Bright and sunny, this beautifully updated home features a brand-new interior with granite countertops in the kitchen and both bathrooms, laminate flooring, new carpet, and a fireplace. All appliances are brand new, including a washer, dryer, stove, refrigerator, hood fan, and dishwasher. The gourmet kitchen includes a designated dining area, granite counters, and a breakfast bar, perfect for entertaining family and friends. The inviting living room features a tile-accented gas fireplace that adds warmth and character. The functional layout offers two generously sized bedrooms, conveniently separated by the living room for extra privacy. The primary bedroom features a walk-through closet and a private ensuite bathroom. The second bedroom is well-sized and bright. A separate den/office area offers space to work from home, study, or enjoy your hobbies. Step outside to your large balcony overlooking a quiet green area-a great spot to enjoy your morning coffee or unwind at the end of the day. Additional features include in-suite laundry, titled heated underground parking, and extra storage. The complex is well-managed, has low condo fees, and is pet-friendly for your four-legged family members. With an unbeatable location, you'll enjoy convenient access to shopping, restaurants, schools, parks, and other everyday amenities. Whether you're a first-time buyer, a professional, or looking to downsize, this is a wonderful opportunity to enjoy a completely renewed interior without waiting for a new community to develop around you. Modern finishes, a practical layout, outdoor space, and an established location-all in one inviting

home. Make this beautiful home your own! Call today to view!

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