

## 2306, 115 Prestwick Villas SE Calgary, Alberta

**MLS # A2193825**



# \$314,900

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Low-Rise (1-4)		
<b>Size:</b>	846 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Tile	<b>Condo Fee:</b>	\$ 448
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Open Floorplan		

<b>Inclusions:</b>	N/A
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This charming 2-bedroom, 2-bathroom condo offers a thoughtfully designed open-concept layout, seamlessly blending the kitchen and living room while maintaining excellent separation between the bedrooms for added privacy. The kitchen features an inviting eat-up breakfast bar, perfect for casual dining or entertaining. The primary bedroom boasts a 3-piece ensuite and a well-organized closet, while the second full bathroom offers a 4-piece setup for added convenience. Step outside onto the private balcony to enjoy your morning coffee or unwind in the evenings. This unit also includes titled parking and an assigned storage locker! Located just a 5-minute walk from Mckenzie Towne School, this condo is a great option for families or those looking to downsize or invest in this community. Enjoy the convenience of nearby shopping and restaurants, with excellent access to major roadways and public transit—the nearest bus stop is only a 2-minute walk away. Whether you're a first-time buyer, downsizing, or investing, this is a fantastic opportunity to own in a vibrant and well-connected community. Don't miss out—book your showing today!