

**4404, 115 Prestwick Villas SE**  
**Calgary, Alberta**

**MLS # A2210419**



**\$319,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	843 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, See Remarks, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 461
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Walk-In Closet(s)		

**Inclusions:** N/A

Fantastic TOP FLOOR condo unit with 9' ceilings and no one above you! This condo features 2 bedrooms and 2 full bathrooms plus TWO(2) TITLED PARKING STALLS, one stall is in the underground, heated parkade, where you'll also find the Storage Cage...the other stall is on the surface in front of the building. Great layout to this unit with bedrooms on opposite sides, which is nice for privacy! The primary bedroom has a walk-in closet and private ensuite bathroom. Convenient in-suite washer/dryer, a very spacious dining area and extra large living room with gas fireplace. The Balcony features a Gas BBQ hookup. There is a Public K-6 School just steps away. Enjoy the convenience of having playgrounds, walking paths, restaurants, grocery stores and other major shopping attractions just minutes away. Whether you are a first-time buyer, an investor or downsizing, this condo unit is a great opportunity. Quick Possession available!!