

# \$289,900 - 3416, 115 Prestwick Villas Se, Calgary

MLS® #A2193816

**\$289,900**

1 Bedroom, 1.00 Bathroom, 585 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Step into this beautiful, upgraded top-floor unit and experience breathtaking Rocky Mountain views, stunning sunrises and sunsets, and the dazzling Stampede fireworks—all from the comfort of your own home and the quiet peaceful west facing balcony.

Overlooking community parks and greenspace, this unit is ideally located with short walking distance to local shopping, vibrant pubs and restaurants, medical services, banking, and more! Love the outdoors? Biking paths abound, and quick access to major routes makes commuting a breeze.

Inside, this meticulously maintained one-bedroom home boasts near 9-foot ceilings (exclusive to top-floor units only), creating an airy, spacious feel. The open-concept layout seamlessly connects the kitchen, dining, and living areas, making the most of every square foot.

**UPGRADES GALORE:**

? Modern kitchen with extended ceiling-height cabinets

? Quartz/granite countertops for a touch of elegance

? Stainless steel appliances for a sleek, contemporary look

? Heated titled parking stall (#613) & assigned storage locker (#3416)

Don't miss this rare opportunity to live in one of the city's most desirable SE communities! Book a private showing with your



favorite Realtor. Or call George if you have any further questions @ 403-690-2020.

Built in 2013

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2193816    |
| Price          | \$289,900   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 585         |
| Acres          | 0.00        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 3416, 115 Prestwick Villas Se |
| Subdivision | McKenzie Towne                |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2Z 0M7                       |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1                                                      |
| Parking        | Off Street, Titled, Underground                        |
| # of Garages   | 1                                                      |

### Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Open Floorplan, Quartz Counters, See Remarks, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Window Coverings                       |
| Heating           | Hot Water, Heat Pump                                                                               |

|              |                    |
|--------------|--------------------|
| Cooling      | None, Wall Unit(s) |
| Fireplaces   | None               |
| # of Stories | 4                  |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Roof              | Asphalt, Asphalt Shingle |
| Construction      | Vinyl Siding             |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 14th, 2025 |
| Days on Market | 64                  |
| Zoning         | M-2                 |
| HOA Fees       | 227                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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