

# \$324,900 - 2306, 115 Prestwick Villas Se, Calgary

MLS® #A2193825

**\$324,900**

2 Bedroom, 2.00 Bathroom, 846 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

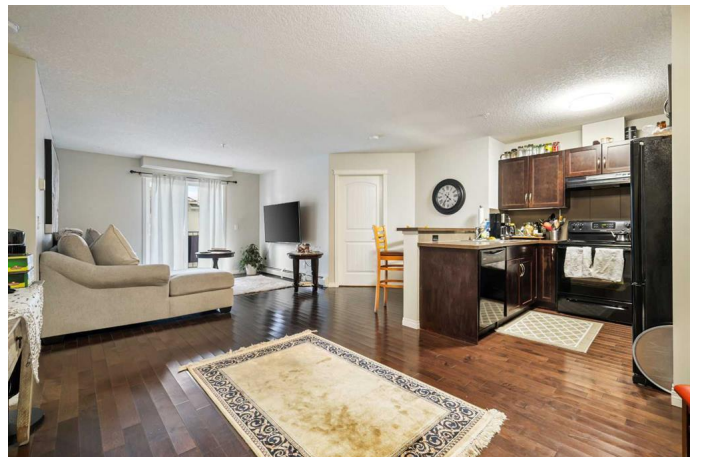
This charming 2-bedroom, 2-bathroom condo offers a thoughtfully designed open-concept layout, seamlessly blending the kitchen and living room while maintaining excellent separation between the bedrooms for added privacy. The kitchen features an inviting eat-up breakfast bar, perfect for casual dining 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!

Built in 2011

## Essential Information

MLS® #                   A2193825

Price                       \$324,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	846
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### **Community Information**

Address	2306, 115 Prestwick Villas Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0M9

### **Amenities**

Amenities	Elevator(s), Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, Open Floorplan
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
# of Stories	4
Basement	None

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt Shingle, Tile
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 13th, 2025
Days on Market	53
Zoning	M-2
HOA Fees	227
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office            RE/MAX House of Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.