

**2121, 115 Prestwick Villas SE**  
**Calgary, Alberta**

**MLS # A2248003**



**\$299,500**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | McKenzie Towne                     |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 841 sq.ft.                         | <b>Age:</b>   | 2012 (13 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, Ceramic Tile, Hardwood                                      | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Other                                                               | <b>Condo Fee:</b> | \$ 447 |
| <b>Basement:</b>   | -                                                                   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame                                                          | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -                                                                   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s) |                   |        |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

This beautifully cared-for 2 BED / 2 BATH condo is sure to impress! The spacious layout boasts a stylish kitchen with rich cabinetry, stunning granite countertops, and a raised eat-up bar that opens to the dining area. The generous living room features a cozy corner fireplace—perfect for relaxing evenings at home. The two well-sized bedrooms are thoughtfully positioned on opposite sides of the main living area, offering privacy for residents or guests. The primary suite includes a walk-in closet and a 3-piece ensuite, while the second bedroom enjoys easy access to the main 4-piece bathroom. Sliding patio doors lead to a private outdoor space—ideal for BBQs—and the ground-floor location is a dream for pet owners. Wall-mounted air conditioner is already in place. This home also includes a titled underground parking stall for your convenience. Extra storage is also available on underground level. Set in a well-managed complex, you’re just minutes from all the fantastic amenities along 130 Avenue, including grocery stores, fitness center, shopping, and restaurants. Updates include: 2 Bedroom carpet 2023, Washer 2022, dryer 2022, Microwave 2023