

**3416, 115 Prestwick Villas SE**  
**Calgary, Alberta**
**MLS # A2193816**

**\$289,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	585 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Heat Pump, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Asphalt Shingle	<b>Condo Fee:</b>	\$ 303
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Open Floorplan, Quartz Counters, See Remarks, Storage, Vinyl Windows		

**Inclusions:** N/A

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.