

# \$569,900 - 117 Prestwick Avenue Se, Calgary

MLS® #A2203299

**\$569,900**

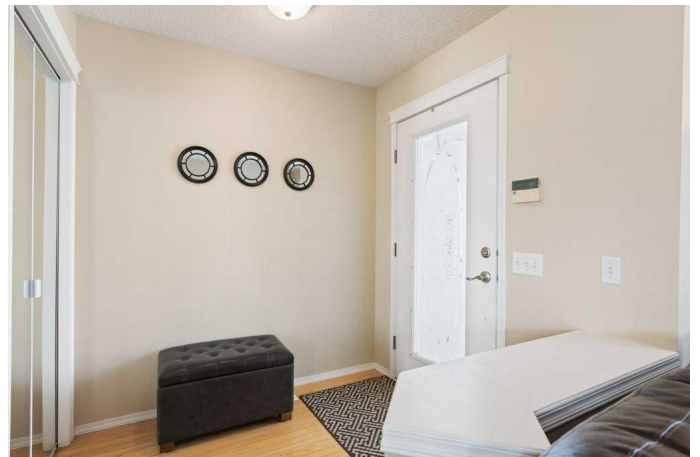
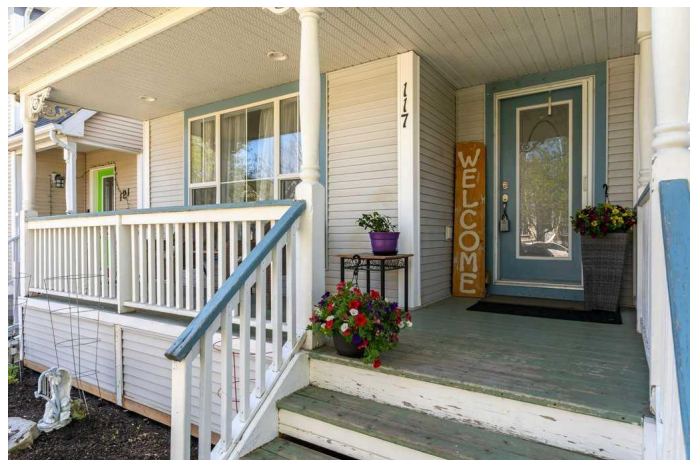
4 Bedroom, 4.00 Bathroom, 1,312 sqft

Residential on 0.06 Acres

McKenzie Towne, Calgary, Alberta

**\*\*New Price & Updates (Front porch repairs & new glass primary bedroom windows)\*\***

Welcome to this fantastic family home nestled in the sought-after Prestwick area of McKenzie Towne! Offering a perfect blend of comfort, style, and functionality, this home features 4 bedrooms, 3.5 bathrooms, a double detached garage, and a sunny south-facing backyard—all at an incredible price. Step onto the inviting front porch, surrounded by beautiful gardens ready to bloom in the spring. Inside, you're welcomed by a bright and spacious living room with a cozy gas fireplace. The main floor boasts a central formal dining area, a well-kept kitchen with some newer appliances, an eat-up bar, and a pantry, plus a convenient 2-piece bathroom. Throughout the main level, stunning hardwood floors add warmth and character. Upstairs, the sun-filled primary bedroom offers a walk-in closet and a private 4-piece ensuite. Two additional bedrooms and another 4-piece bathroom complete the upper level. The separate back entry provides access to both the main floor and the mostly developed basement, offering exciting potential. Downstairs, you'll find a finished 4th bedroom (non-egress), a 3-piece bathroom, laundry and a partially completed recreation space awaiting your personal touch. Enjoy the south-facing backyard, perfect for gardening and outdoor relaxation, with a double detached garage for added convenience. Located just minutes from St. Albert the Great Elementary, Prestwick Spray



Park, shopping, dining, and easy access to Deerfoot Trail, this home truly has it all. Don't miss your chance to own this incredible home in a prime location—schedule your showing today!

Built in 2000

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2203299    |
| Price          | \$569,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,312       |
| Acres          | 0.06        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 117 Prestwick Avenue Se |
| Subdivision | McKenzie Towne          |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2Z 3S6                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Park, Playground       |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Central Vacuum, No Smoking Home, Pantry, Separate Entrance, Vinyl |
|-------------------|---|

|                 |  |
|-----------------|--|
|                 | Windows  |
| Appliances      | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating         | Central, High Efficiency   |
| Cooling         | None   |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| Fireplaces      | Gas  |
| Has Basement    | Yes  |
| Basement        | Full, Partially Finished   |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Garden                       |
| Lot Description   | Back Lane, Back Yard, Garden |
| Roof              | Asphalt Shingle              |
| Construction      | Vinyl Siding                 |
| Foundation        | Poured Concrete              |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 19th, 2025 |
| Days on Market | 59               |
| Zoning         | R-G              |
| HOA Fees       | 226              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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