

**311, 78 Prestwick Gardens SE  
Calgary, Alberta**
**MLS # A2277553**

# \$250,000



<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	938 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 819
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Smoking Home, Open Floorplan		
<b>Inclusions:</b>	N/A		

Welcome to Highcastle in Mckenzie Towne! Offered for sale is this bright and spacious third-floor condo located in one of the most walkable and centrally positioned pockets of McKenzie Towne in Southeast Calgary. This well-designed 2-bedroom, 1-bathroom home delivers the lifestyle buyers are actively searching for. Everything you need is just steps away, including grocery stores, restaurants, pubs, fitness facilities, banking, transit, and everyday conveniences that make McKenzie Towne one of Calgary's most award-winning communities. Inside, the open-concept layout is both functional and inviting. The kitchen features classic oak cabinetry, generous counter space, and a breakfast bar that flows seamlessly into the dining and living areas, making it ideal for entertaining or everyday living. Flooring is thoughtfully selected with ceramic tile in the foyer, kitchen, and bathroom, paired with gleaming laminate flooring through the hallway, dining, and living room spaces. The living room is filled with natural light and anchored by a cozy gas fireplace, creating a warm and comfortable space to relax or host guests. Step outside onto your private balcony, where on clear days you can enjoy mountain views, a rare and highly desirable bonus in this price range. Both bedrooms are generously sized, complemented by a large full bathroom and the convenience of in-suite laundry. What truly sets this unit apart is the RARE inclusion of two parking stalls, one secure underground stall and one outdoor stall. This feature alone places the home in a very small and highly sought-after category within the complex. Whether you're a first-time buyer, downsizer, or investor looking for a low-maintenance property in a high-demand location, this condo offers lifestyle, value, and long-term appeal in one complete package.