

**121, 8 Prestwick Pond Terrace SE
Calgary, Alberta**
MLS # A2279388

\$264,900



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|------------------|------------------------------------|---------------|-------------------|
| Division: | McKenzie Towne | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 756 sq.ft. | Age: | 2004 (22 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Heated Garage, Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|-------------------------------------|-------------------|--------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 704 |
| Basement: | None | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | M-2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, Walk-In Closet(s) | | |
| Inclusions: | None | | |

Why rent when you can own this convenient GROUND-FLOOR UNIT w/1 underground parking stall in the heart of McKenzie Towne? Perfect for first-time buyers, investors, or downsizers, this 755 SQUARE FOOT, 2-BED, 2-FULL-BATH unit is move-in ready for comfortable, easy living. Upon entry, a spacious foyer, set apart from the living area, offers a welcoming space to drop groceries, greet guests, sit and remove your shoes, which opens into a bright, open floor plan with large south-facing windows filled with plenty of sun, complemented by honeycomb shades for privacy. The living, kitchen, and dining areas flow seamlessly w/laminate hardwood flooring, creating a functional layout for every day and when entertaining, and from the kitchen, granite countertops and ample cabinetry frame the space and lead to a sun-facing 125 sq ft concrete patio for outdoor use. Ideally positioned, book-end bedrooms create a private retreat for the primary bedroom with its 4-piece large ensuite and double bi-fold closet doors, while the carpeted second bedroom sits on the opposite end of the unit, great for guests or a home office, and features a 3-piece semi-ensuite. Added highlights include in-suit laundry room w/coat storage, option to put a locker next to the stall for storage, visitor parking, and car wash bay. Ground-floor living offers direct lobby and garbage access (no waiting for elevators) for shared amenities of foyer, sitting areas, library and kitchen. Set on a cul-de-sac, Caledonia on the Waterfront is a well-cared-for, pet-friendly building with an active HOA offering events, programs, and daycare. Tucked across from the park with the pond and walking paths just steps away, this home offers an unbeatable location of lifestyle and convenience: close proximity to Deerfoot for a simple 15 min drive to downtown, along with a short walk to McKenzie Towne Square for

grocers, shops, and dining. Quick possession is available. All that's missing is you! Contact your realtor today!