

**3416, 115 Prestwick Villas SE
Calgary, Alberta****MLS # A2193816****\$289,900**

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

Heating:	Heat Pump, Hot Water	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt, Asphalt Shingle	Condo Fee:	\$ 303
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	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.