

# \$575,000 - 117 Prestwick Avenue Se, Calgary

MLS® #A2203299

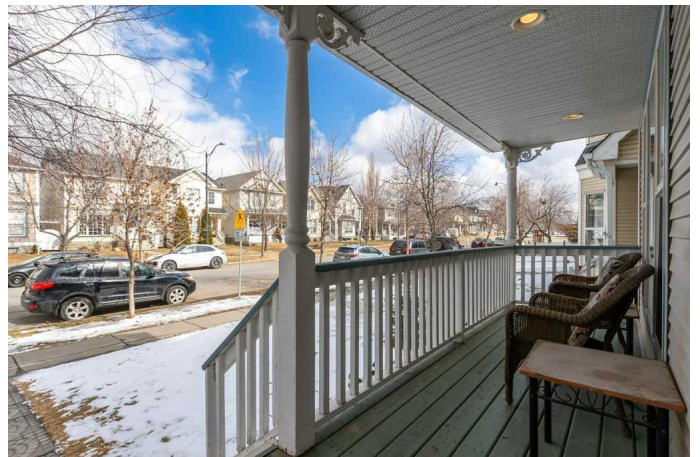
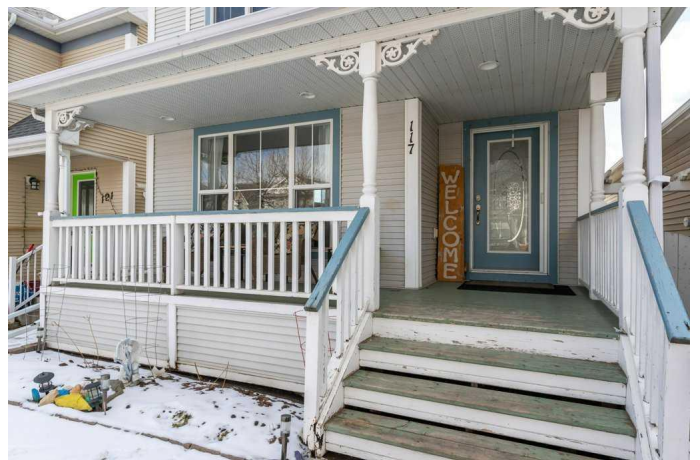
**\$575,000**

4 Bedroom, 4.00 Bathroom, 1,312 sqft

Residential on 0.06 Acres

McKenzie Towne, Calgary, Alberta

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 locationâ€”schedule your showing today!

Built in 2000

**Essential Information**

MLS® #	A2203299
Price	\$575,000
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	42
Zoning	R-G
HOA Fees	226
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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