

# \$560,000 - 40 Prestwick Heights Se, Calgary

MLS® #A2223711

## \$560,000

3 Bedroom, 2.00 Bathroom, 1,120 sqft

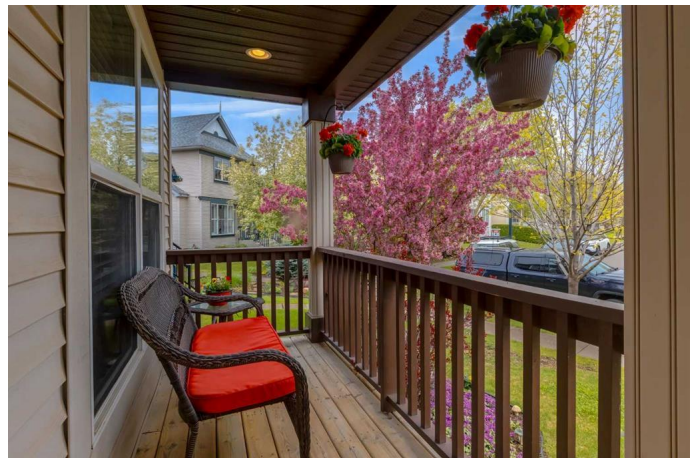
Residential on 0.09 Acres

McKenzie Towne, Calgary, Alberta

Perfect for gardeners and pet lovers! This pie lot with a large, sunny west-facing back yard is situated on a quiet street in the family friendly community of Mackenzie Towne. Lovingly maintained, offering 3-bedrooms, 1.5 baths and the perfect blend of modern convenience and cozy charm. Thoughtfully designed living space with easy access to everyday essentials making this the perfect opportunity for families or first-time buyers. You are welcomed to the bright and open floor plan with high quality luxury vinyl plank flooring and tile throughout, spacious living room with smooth transition to the well equipped kitchen featuring timeless cabinetry, stainless steel appliances (including a double oven), center island with eating bar and corner pantry. The dining area gives access to the sunny WEST facing backyard with expansive deck, patio and yard space for summer enjoyment. Upstairs you will find 3 generously scaled bedrooms and a 4 piece bathroom. The basement is undeveloped and awaits your personal touch with room for a family room, gym, office or play room. Double detached garage accessed via paved alley, location within walking distance to schools and playgrounds as well as minutes to an array of amenities including shopping, dining and public transit - everything you need is right at your fingertips. Schedule your showing today!

Built in 2002

## Essential Information



MLS® #	A2223711
Price	\$560,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,120
Acres	0.09
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	40 Prestwick Heights Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4H8

### Amenities

Amenities	Park, Picnic Area, Playground
Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Alley Access, Garage Faces Rear
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 23rd, 2025
Days on Market	17
Zoning	R-G
HOA Fees	227
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.