

# \$424,900 - 22 Prestwick Gardens Se, Calgary

MLS® #A2248255

**\$424,900**

2 Bedroom, 3.00 Bathroom, 1,254 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Located in the desirable community of McKenzie Towne, this well maintained 2 storey townhome is a perfect fit for the first time home buyer or someone looking at a solid downsize option. Awesome front curb appeal will have you wanting more. Total open concept main level is dominated by newer flooring coverage. Dream kitchen includes a tasteful combination of white cabinets and stainless steel appliances with breakfast bar. The kitchen overlooks the dining and living rooms areas, making it perfect for entertaining. Completing the main level is a half bathroom and access to the backyard and double garage. Upper level includes 2 generous sized bedrooms which both come complete with 2 ensuite bathrooms and a dedicated laundry space. Unspoiled lower level invites your creative development ideas. Enjoy summer days and nights in air-conditioned comfort. Recent updates include a newer furnace, water heater, shingles and energy efficient windows. Steps to all area shopping and restaurants and close proximity to schools, the BRT, and easy access to Deerfoot for the downtown commute. A tremendous opportunity to get into this well established community. Show and sell.

Built in 2000

## Essential Information

MLS® #

A2248255



|                |               |
|----------------|---------------|
| Price          | \$424,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,254         |
| Acres          | 0.00          |
| Year Built     | 2000          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 22 Prestwick Gardens Se |
| Subdivision | McKenzie Towne          |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2Z 3V3                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan                                              |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                      |
| Cooling           | Central Air                                                                                                  |
| Has Basement      | Yes                                                                                                          |
| Basement          | Full, Unfinished                                                                                             |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Other, Private Entrance                            |
| Lot Description   | Back Lane, City Lot, Landscaped, Lawn, See Remarks |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 15                |
| Zoning         | M-2               |
| HOA Fees       | 227               |
| HOA Fees Freq. | ANN               |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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