

# \$329,980 - 3305, 115 Prestwick Villas Se, Calgary

MLS® #A2232983

**\$329,980**

2 Bedroom, 2.00 Bathroom, 836 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Welcome to one of the most complete and stylish units in the complex! This move-in ready, upgraded 2-bedroom, 2-bathroom condo offers a rare combination of features that are hard to find all in one place: wall-mounted AC, a corner fireplace, and a titled underground parking stall making it a true full-package home.

Situated on the 3rd floor with beautiful morning light, this thoughtfully designed unit features soundproof, water-resistant vinyl plank flooring in the living room, brand-new carpet in the bedrooms, and tile flooring in the kitchen and bathrooms. Freshly painted in a soft, neutral tone, it offers a bright and welcoming atmosphere throughout.

The kitchen includes stainless steel appliances, granite countertops, crisp off-white cabinets, and a bonus pantry cupboard. Step onto your private balcony - ideal for morning coffee or evening relaxation.

You'll enjoy comfort year-round with central heating, wall-mounted AC, and a cozy fireplace. There's also in-suite laundry with extra shelving - great for added storage or hanging clothes.

This pet-friendly complex (with board approval) includes an assigned storage locker and is in a superb location - just steps from McKenzie Towne School, transit stations, and the



shopping plaza on 130th Avenue. You're also within walking distance to parks, open fields, and walking paths - perfect for your morning jog or spending time with your pet.

With quick access to both Deerfoot and Stoney Trail, commuting anywhere in the city is effortless.

Whether you're a first-time buyer, downsizer, or investor - this home checks all the boxes and is move-in ready. Opportunities like this don't come up often - don't miss your chance and book your showing today.

Built in 2012

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2232983          |
| Price          | \$329,980         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 836               |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 3305, 115 Prestwick Villas Se |
| Subdivision | McKenzie Towne                |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2Z 0M7                       |

### Amenities

|           |                                                                       |
|-----------|-----------------------------------------------------------------------|
| Amenities | Elevator(s), Gazebo, Park, Parking, Playground, Secured Parking, Snow |
|-----------|-----------------------------------------------------------------------|

|                |                                   |
|----------------|-----------------------------------|
|                | Removal, Storage, Visitor Parking |
| Parking Spaces | 1                                 |
| Parking        | Stall, Underground                |

## Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Elevator, Granite Counters, Laminate Counters, No Smoking Home, Open Floorplan                                                    |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard, Natural Gas, Hot Water                                                                                                 |
| Cooling           | Wall Unit(s)                                                                                                                      |
| Fireplace         | Yes                                                                                                                               |
| # of Fireplaces   | 1                                                                                                                                 |
| Fireplaces        | Gas                                                                                                                               |
| # of Stories      | 4                                                                                                                                 |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Construction      | Stone, Vinyl Siding, Wood Frame |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 21st, 2025 |
| Days on Market | 68              |
| Zoning         | M-2             |
| HOA Fees       | 227             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

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