

# \$565,000 - 140 Prestwick Drive Se, Calgary

MLS® #A2215489

**\$565,000**

3 Bedroom, 3.00 Bathroom, 1,460 sqft

Residential on 0.09 Acres

McKenzie Towne, Calgary, Alberta

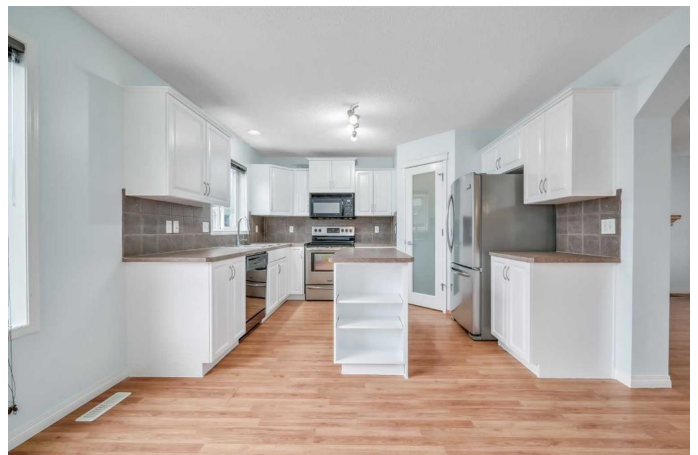
2 STOREY DETACHED HOME IN MCKENZIE TOWNE | 1459 SQFT | 3 BEDROOMS | 2.5 BATHROOMS | AIR CONDITIONING | NEW ROOF | TANKLESS WATER HEATER & WATER SOFTENER | LOT SIZE 4079 SQFT WITH A 36' FRONTAGE | PARKING PAD FOR 2 VEHICLES | PLUS POTENTIAL TO ADD VALUE

Welcome to this bright and inviting home located on a tree-lined street in a family focused community. The well-cared for property has been freshly painted and recently updated with new roof shingles (2022), central air conditioning (2023), tankless hot water heater and water softener (2021).

Step inside via the charming front porch, to find the open-concept main floor: A spacious front living room with a cozy gas fireplace looks out to the front yard, and the generous dining area perfect for hosting family and friends, looks out to the backyard. The kitchen provides an abundance of cabinet and counter space, with a corner pantry and central island, a great space to cook. You'll also appreciate the welcoming front foyer with coat closet, a rear foyer with additional storage, and a convenient main floor half bath.

Upstairs, the large primary bedroom offers dual walk-through closets leading to a private 4-piece ensuite. There are two additional bedrooms- one with a walk-in closet, a full family bathroom, and a linen closet completing the upper level.

The unfinished basement offers room to grow,



with two windows, bathroom rough-in, central vacuum rough-in, and insulated walls. The painted floor keeps the space clean and tidy looking. The laundry area is located here, along with the newer mechanical systems. Enjoy outdoor living in the fenced backyard complete with a deck, dog run, lawn, BBQ, firepit, and a storage shed. The gravel parking pad fits two vehicles, with future potential to build a double garage and carriage suite (subject to City of Calgary approval).

McKenzie Towne is one of Calgary's most desirable family communities—designed with small-town charm, pedestrian-friendly streets, and a strong sense of community. You'll love the proximity to parks, playgrounds, schools, shopping, dining, and transit options.

Pathways, green spaces, and a true neighbourhood feel make this an ideal place to raise a family.

This home offers incredible value in a family-focused community. Book your showing today with your favourite Realtor and see why this could be a smart move for you!

Built in 2003

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2215489    |
| Price          | \$565,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,460       |
| Acres          | 0.09        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 140 Prestwick Drive Se |
| Subdivision | McKenzie Towne         |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2Z 4E2                |

## Amenities

|                |                                                   |
|----------------|---------------------------------------------------|
| Amenities      | Clubhouse, Gazebo, Park, Playground, Snow Removal |
| Parking Spaces | 2                                                 |
| Parking        | Parking Pad                                       |

## Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, Tankless Hot Water, Vinyl Windows                                            |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                |
| Cooling           | Central Air                                                                                          |
| Fireplace         | Yes                                                                                                  |
| # of Fireplaces   | 1                                                                                                    |
| Fireplaces        | Gas, Living Room                                                                                     |
| Has Basement      | Yes                                                                                                  |
| Basement          | Full, Unfinished                                                                                     |

## Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Dog Run, Fire Pit                                                    |
| Lot Description   | Back Lane, Back Yard, Front Yard, Rectangular Lot, Dog Run Fenced In |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Vinyl Siding, Wood Frame                                             |
| Foundation        | Poured Concrete                                                      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 1                |
| Zoning         | DC               |
| HOA Fees       | 227              |
| HOA Fees Freq. | ANN              |

## Listing Details

Listing Office                      2% Realty

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