

208, 25 Prestwick Drive SE  
Calgary, Alberta

MLS # A2215796

\$265,000

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	618 sq.ft.	Age:	2005 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 492
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Charming 1-Bedroom Condo in Sought-After Aberdeen on the Park. Welcome to your new home in the heart of McKenzie Towne! This bright and well-maintained 1-bedroom, 1-bathroom condo is located on the second floor of the desirable Aberdeen on the Park complex, offering a functional layout, modern finishes, and a peaceful west-facing view. Step into a spacious open concept living area with stylish vinyl plank flooring and a large window that floods the space with natural light and offers beautiful sunset views. Enjoy your morning coffee or evening unwind on the west-facing balcony (w BBQ gas hook up), perfect for relaxing or entertaining. The open kitchen is thoughtfully designed with plenty of cabinet space and overlooks the living area, making it ideal for hosting. Just off the kitchen, you'll find a convenient laundry/storage room for added functionality. The generous-sized bedroom features brand new carpet, a walk-thru closet, and direct access to a 4-piece bathroom—great for privacy and comfort. Fresh, neutral paint throughout (excluding the bathroom) and new blinds gives the unit a clean, modern feel, ready for your personal touch. This unit also includes one titled underground parking stall and a separate storage locker for your extra belongings. There is also a Guest Suite that can be rented at \$50 per night. Located in a vibrant community close to walking paths, shops, parks, and all the amenities McKenzie Towne has to offer. Ideal for downsizers!