

55 Prestwick Park SE
Calgary, Alberta

MLS # A2260557

\$469,900

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,201 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 482
Basement:	Finished, Full, Separate/Exterior Entry, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Crown Molding, High Ceilings, Open Floorplan, See Remarks		

Inclusions: na

****OPEN HOUSE SAT OCT 11, 2-4PM** PRICE REDUCED!** Welcome to 55 Prestwick Park SE, a beautifully maintained former show home in desirable McKenzie Towne. Offering over 1,700 sq. ft. of developed living space across three levels, this home combines thoughtful design, comfort, and versatility. Featuring air conditioning, a double detached garage, and a sunny southwest backyard, it's ideally located within walking distance to restaurants, shops, schools, and transit. The main floor showcases 9-foot ceilings, crown moldings, and a spacious living room centered around a cozy gas fireplace. The kitchen is well-equipped with stainless steel appliances, a pantry, breakfast bar, and durable ceramic tile flooring. A flex room just off the kitchen provides space for a dining area, office, or den, and the private back deck offers the perfect spot to relax and enjoy the landscaped yard. Upstairs you'll find two generous primary bedrooms, each with its own remodeled ensuite bathroom. The primary suite features vaulted ceilings, a skylight, and a walk-in closet. Convenient upper-level laundry completes this floor. The professionally developed lower level offers modern flexibility with space for guests, family, or a quiet retreat. With its separate entrance, large windows, spacious family/recreation room, third bedroom, full bathroom, and a kitchenette with its own fridge, washer, and dryer, this level provides privacy and function to suit your lifestyle. A ground-level patio and on-street parking add extra convenience. Additional updates include a newer hot water tank, newer washer and dryer, updated fixtures, central vacuum, a BBQ gas line, and low-maintenance living with condo fees covering lawn care, snow removal, and exterior upkeep. This is a rare opportunity to own a move-in-ready home in McKenzie Towne offering thoughtful design, flexible living

spaces, and a prime location close to all amenities. Book your private showing today!