

\$218,000 - 3212, 115 Prestwick Villas Se, Calgary

MLS® #A2106568

\$218,000

2 Bedroom, 1.00 Bathroom, 582 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

TRULY RARE - one of very few TWO-BEDROOM units of this size, designed perfectly to hold full-sized furnishings (single up to families) without wasted space. See detailed Floor Plans, Virtual Tour, and a few fun options for Virtually staged Furnishings, to demo the versatile use of this exceptional layout. West-backing, toward an open field with mountain views on clear days!

Interior-corner unit with only ONE adjoining neighbour, located by rear stairs going to pathways, with 5 minutes' walk to South Trail Crossing, where tons of amenities, restaurants, shopping, medical and activities await. Titled Surface Parking 2nd from Entry is a bonus, and complex has a rental plan for alternatives, even possible underground! The plan itself is bright, open and inviting, with clean upgraded laminate floors from foyer through the large wrapped kitchen, with newer stainless french-door fridge, and barely-used stove and dishwasher in this single-ownership property. A central Dining and rear Living Room can be separate or shared use, depending on furniture (see virtual possibilities). Large 2-paned Patio doors exit onto the newly refinished Balcony where sunsets and Chinook weather can both be enjoyed frequently throughout the year, and a large window has the same view to the larger of the two Bedrooms (queen-size capacity and a very large full height closet!). This larger room has been utilized as a large home office and piano room with space to spare. The



central Bedroom has 9' x 9' interior, and has been used for the past decade as the main-use Bedroom. Although it can hold up to a double to queen bed capacity, it could equally be a great kids' room, retreat/reading room/hobby area, gym or dual rented Bedroom for maximized investment. NB: this building is equipped with full sprinkler systems, allowing this central room with closet to meet fire code requirement use as a bedroom. Full-sized Laundry appliances are in a front vestibule convenient for folding and hampers, plus doubles as exterior clothes/shoe hanging/racks, and the 4-piece bathroom on the other side flanks the entryway, with enough room to have a 4' x 2.5' Desk Study or bookshelves/add pantry cabinet if desired. The immediate access to the rear stairwell and exit to the paths, plus, the recycling room one more flight down makes this the most private and convenient end of the building only surrounded by a couple of other apartments. These 2-Bedroom layouts almost never come up on the market, because they are so wonderfully laid out, for long-term lifestyle happiness - all documents are available for preview in the supplementary attachments, available to all agents in advance. Pet-friendly, and policy available for review as well.

Built in 2012

Essential Information

MLS® #	A2106568
Price	\$218,000
Sold Price	\$250,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	582
Acres	0.00
Year Built	2012

Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	3212, 115 Prestwick Villas Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0M7

Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Visitor Parking
Parking Spaces	1
Parking	Guest, Off Street, Parking Lot, Plug-In, Stall, Titled

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Boiler, Make-up Air, Heat Pump, Hot Water
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt Shingle, Membrane
Construction	Composite Siding, Shingle Siding, Stone, Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 27th, 2024
Date Sold	March 4th, 2024
Days on Market	6
Zoning	M-2

HOA Fees	226.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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