

\$569,900 - 13 Prestwick Estate Gate Se, Calgary

MLS® #A2158439

\$569,900

3 Bedroom, 4.00 Bathroom, 1,531 sqft

Residential on 0.07 Acres

McKenzie Towne, Calgary, Alberta

Incentive Bonus - Seller will pay 6 months of condo fee's for a buyer that removes all conditions prior to December 10/24 You'll never again have to shovel snow or cut grass as these features are covered in the condo fee. Nestled within the Estates of McKenzie Towne, it's not often a unique updated home like this comes along! Over 2,200 sq.ft of modern living that you'll love! Just steps from the park, which features a fountain and wading pool in summer and skating in the winter, this spacious and meticulously maintained 2-storey home has everything you've been dreaming of. As you enter you'll notice the high ceilings & huge windows that flood the space with natural light. The living room even has a cozy fireplace for those chilly evenings. The updated modern white kitchen is a chef's dream, boasting granite countertops, a breakfast bar, some newer stainless steel appliances and a pantry. Say goodbye to popcorn ceilings, this home has been updated with knock down ceilings throughout. Updated Luxury Vinyl Plank flooring runs through all three levels, with updated plush carpeting on the stairs for added comfort. Upstairs, you'll find an office desk, the convenience of a laundry room and spacious double suites, each with its own ensuite bathrooms & walk in closets. The finished basement includes a wine cellar, perfect for entertaining or quiet nights in. Central A/C ensures year-round comfort. Step outside to a fully fenced yard with beautiful landscaping and mature trees, perfect for pets



and outdoor activities. The double garage provides ample parking and storage. No more shovelling snow or cutting grass as the condo covers this great feature. This home is within walking distance to the school and High Street, making it an ideal location. With so many upgrades and features, this one is priced to move! Call now for your private showing. *Condo fee also cover replacement of windows, exterior cladding, siding and siding materials, eavestroughs, soffits and downspouts, exterior drains and exterior beams, doors, garage doors, foundations as per page 56 of the ByLaws*

Built in 2002

Essential Information

MLS® #	A2158439
Price	\$569,900
Sold Price	\$550,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,531
Acres	0.07
Year Built	2002
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	13 Prestwick Estate Gate Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4B6

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	High Ceilings, Kitchen Island, Vinyl Windows, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Dryer, Electric Stove, Microwave Hood Fan, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Lawn, Landscaped, Street Lighting, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Wood Frame, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2024
Date Sold	December 11th, 2024
Days on Market	110
Zoning	M-1 d75
HOA Fees	226.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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