

# \$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

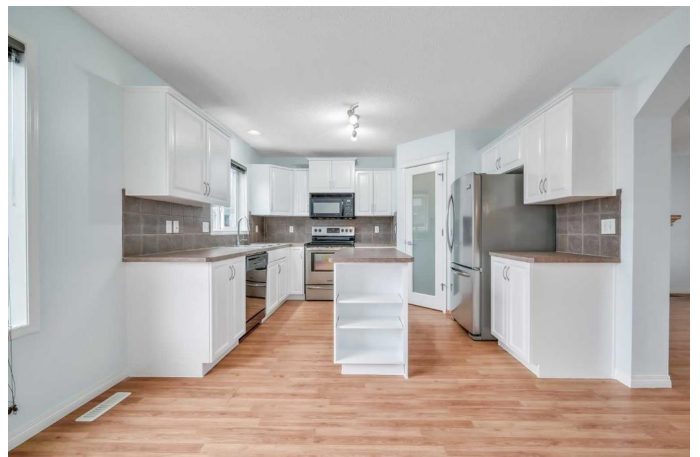
2 STOREY DETACHED HOME IN MCKENZIE TOWNE | 1459 SQFT | 3 BEDROOMS | 2.5 BATHROOMS | AIR CONDITIONING | NEW ROOF | TANKLESS WATER HEATER & WATER SOFTENER | LOT SIZE 4079 SQFT WITH A 36' FRONTAGE | PARKING PAD FOR 2 VEHICLES | PLUS POTENTIAL TO ADD VALUE

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 (2023).

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	Fire Pit, Dog Run
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
Zoning	DC
HOA Fees	227
HOA Fees Freq.	ANN

## Listing Details

Listing Office                      2% Realty

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.