

# \$539,900 - 316 Prestwick Heights Se, Calgary

MLS® #A2225367

**\$539,900**

4 Bedroom, 3.00 Bathroom, 1,276 sqft  
Residential on 0.06 Acres

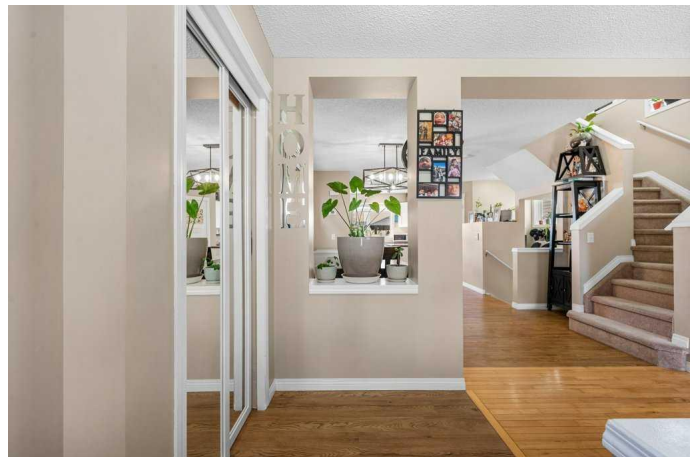
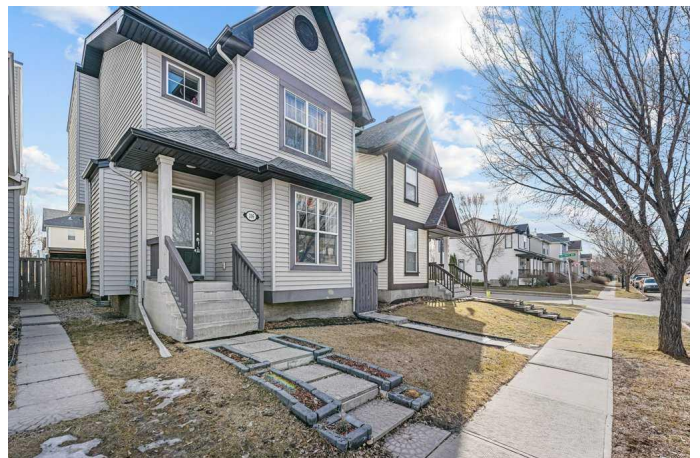
McKenzie Towne, Calgary, Alberta

**\*\*\*PRICED TO SELL\*\*\*** Welcome to 316 Prestwick Heights SE, a spacious and versatile home nestled in the heart of the family-friendly community of McKenzie Towne. With over 1,800 sq ft of developed living space, this charming property offers 4 bedrooms, 2.5 bathrooms, and a fully finished basement complete with a second kitchen â€” perfect for extended family or future rental opportunities.

The open-concept main floor is bright and welcoming, featuring a modern kitchen with stainless steel appliances, a spacious living area, and a new washer and dryer for added convenience. Step outside to enjoy a private backyard, ideal for summer gatherings or a quiet evening under the stars.

Located within walking distance to McKenzie Towne Church, several parks, and schools like McKenzie Towne School and St. Albert the Great, this home is perfectly positioned for growing families. Just minutes from the 130th Avenue shopping district, with quick access to Deerfoot Trail and Stoney Trail, commuting and errands are a breeze.

As part of the McKenzie Towne HOA, youâ€™ll also enjoy access to the community hall, splash parks, skating rinks, and year-round family events. Donâ€™t miss this opportunity to live in one of Calgaryâ€™s most vibrant and connected communities â€” book



your showing today!

Built in 2003

### Essential Information

MLS® #	A2225367
Price	\$539,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,276
Acres	0.06
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	316 Prestwick Heights Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4H7

### Amenities

Amenities	Clubhouse, Park, Playground
Parking Spaces	2
Parking	Alley Access, Off Street, On Street, Parking Pad

### Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      Storage  
Lot Description        Back Yard, Few Trees, Rectangular Lot, Street Lighting, Close to Clubhouse, Gazebo  
Roof                      Asphalt Shingle  
Construction           Vinyl Siding, Wood Frame  
Foundation             Poured Concrete

**Additional Information**

Date Listed              May 29th, 2025  
Days on Market        9  
Zoning                    R-G  
HOA Fees                227  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Real Estate Professionals Inc.

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