

# \$600,000 - 116 Prestwick Point Se, Calgary

MLS® #A2218903

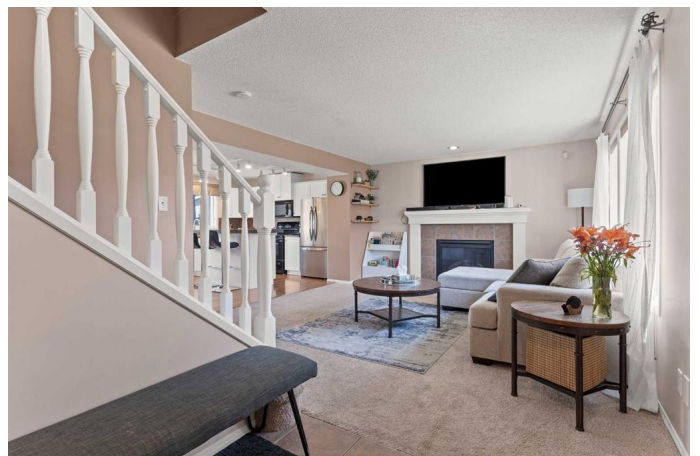
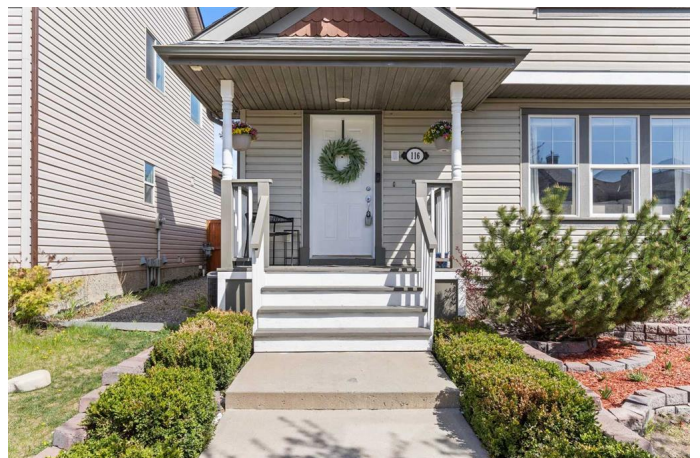
**\$600,000**

4 Bedroom, 4.00 Bathroom, 1,562 sqft

Residential on 0.09 Acres

McKenzie Towne, Calgary, Alberta

4 BEDROOMS | 3 1/2 BATHROOMS | 2-STOREY | 2,236 SQFT OF LIVING SPACE | DOUBLE DETACHED GARAGE | FINISHED BASEMENT | CUL-DE-SAC | Welcome to this charming 2-storey home tucked away in a cul-de-sac in the heart of McKenzie Towne, offering 2,236 sqft of total living space with 4 bedrooms and 3.5 bathrooms. The main floor boasts a bright and functional open-concept layout, with south-facing windows that flood the living room with natural light and a cozy gas fireplace serving as the focal point. Rich hardwood flooring invites you into the kitchen and dining area, where you'll find a central island with breakfast bar, induction stove, and a spacious dining room with views of the backyard, ideal for both everyday living and entertaining. Just off the dining area is a convenient 2-piece powder room, while the mudroom with a large closet provides direct access to the landscaped backyard. Upstairs, you'll find three generously sized bedrooms, including a spacious primary suite complete with a walk-in closet and 4-piece ensuite. The additional bedrooms feature large windows and ample closet space, and are served by a well-appointed 4-piece bathroom. The fully finished basement adds even more versatility with a recreation room to use for movie nights, fourth bedroom, 3-piece bathroom, laundry area, and plenty of storage. The perfect area for guests, teens, or a home office. Outside, enjoy a fully fenced backyard with a dog run, storage shed, and a double detached garage



with a new door motor. Additional upgrades include central air conditioning, a new roof (2022), and updated appliances including a new dishwasher and fridge (2023). Ideally located just steps from schools, parks, shopping, walking paths, and with easy access to major roadways and the South Health Campus, this home delivers the perfect blend of comfort, convenience, and value. Book your showing today!

Built in 2004

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2218903    |
| Price          | \$600,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,562       |
| Acres          | 0.09        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 116 Prestwick Point Se |
| Subdivision | McKenzie Towne         |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2Z 4K7                |

**Amenities**

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Clubhouse, Gazebo, Community Gardens |
| Parking Spaces | 2                                    |

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Detached |
| # of Garages | 2                      |

## Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)                                          |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                             |
| Cooling           | Central Air                                                                                                                         |
| Fireplace         | Yes                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                   |
| Fireplaces        | Gas                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Finished, Full                                                                                                                      |

## Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Dog Run                                                  |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Level, Rectangular Lot |
| Roof              | Asphalt                                                  |
| Construction      | Vinyl Siding                                             |
| Foundation        | Poured Concrete                                          |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 3              |
| Zoning         | R-G            |
| HOA Fees       | 250            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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.