

**110, 37 Prestwick Drive SE
Calgary, Alberta**

MLS # A2292585



\$269,900

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	857 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 697
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Laminate Counters, Open Floorplan		

Inclusions: None

All utilities are included! Main floor unit with the added benefits of a concrete patio with grass and quietly situated beyond the front drive. Beginning with the kitchen, you will find maple cabinetry, a diamond-pattern backsplash, black and stainless steel appliances, and a breakfast bar create a space that is both practical and inviting, with plenty of room for casual meals or morning coffee. From here, the layout opens seamlessly into the dining and living areas, offering an easy flow that extends out to a main floor patio, creating a lovely outdoor space for fresh air, a quiet morning start, or unwinding at the end of the day. The primary bedroom is comfortably sized and well positioned for privacy, while the second bedroom offers flexibility for guests, a home office, or additional living space as needed. Both bedrooms share a full 4-piece bathroom. Set in the established community of McKenzie Towne, this condo enjoys access to an abundance of nearby amenities. Parks, pathways, playgrounds, splash park, schools, and green spaces are all close at hand, along with the shops, restaurants, and everyday conveniences that make this southeast Calgary neighborhood so well loved. With easy access to major routes and a strong sense of community, this is a home that offers both comfort and connection.