

# \$329,980 - 3305, 115 Prestwick Villas Se, Calgary

MLS® #A2232983

**\$329,980**

2 Bedroom, 2.00 Bathroom, 836 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Welcome to one of the most complete and stylish units in the complex! This move-in ready, upgraded 2-bedroom, 2-bathroom condo offers a rare combination of features that are hard to find all in one place: wall-mounted AC, a corner fireplace, and a titled underground parking stall making it a true full-package home.

Situated on the 3rd floor with beautiful morning light, this thoughtfully designed unit features soundproof, water-resistant vinyl plank flooring in the living room, brand-new carpet in the bedrooms, and tile flooring in the kitchen and bathrooms. Freshly painted in a soft, neutral tone, it offers a bright and welcoming atmosphere throughout.

The kitchen includes stainless steel appliances, granite countertops, crisp off-white cabinets, and a bonus pantry cupboard. Step onto your private balcony - ideal for morning coffee or evening relaxation.

Youâ€™ll enjoy comfort year-round with central heating, wall-mounted AC, and a cozy fireplace. There's also in-suite laundry with extra shelving - great for added storage or hanging clothes.

This pet-friendly complex (with board approval) includes an assigned storage locker and is in a superb location - just steps from McKenzie Towne School, transit stations, and the



shopping plaza on 130th Avenue. You're also within walking distance to parks, open fields, and walking paths - perfect for your morning jog or spending time with your pet.

With quick access to both Deerfoot and Stoney Trail, commuting anywhere in the city is effortless.

Whether you're a first-time buyer, downsizer, or investor - this home checks all the boxes and is move-in ready. Opportunities like this donâ€™t come up often - donâ€™t miss your chance and book your showing today.

Built in 2012

### Essential Information

MLS® #	A2232983
Price	\$329,980
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	836
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	3305, 115 Prestwick Villas Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0M7

### Amenities

Amenities	Elevator(s), Park, Parking, Playground, Secured Parking, Snow
-----------	---

	Removal, Storage, Visitor Parking, Gazebo
Parking Spaces	1
Parking	Stall, Underground

## Interior

Interior Features	Elevator, Granite Counters, Laminate Counters, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Stone, Vinyl Siding, Wood Frame

## Additional Information

Date Listed	June 21st, 2025
Days on Market	21
Zoning	M-2
HOA Fees	227
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Coldwell Banker Mountain Central
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.