

# \$559,900 - 316 Prestwick Heights Se, Calgary

MLS® #A2211049

**\$559,900**

4 Bedroom, 3.00 Bathroom, 1,276 sqft

Residential on 0.06 Acres

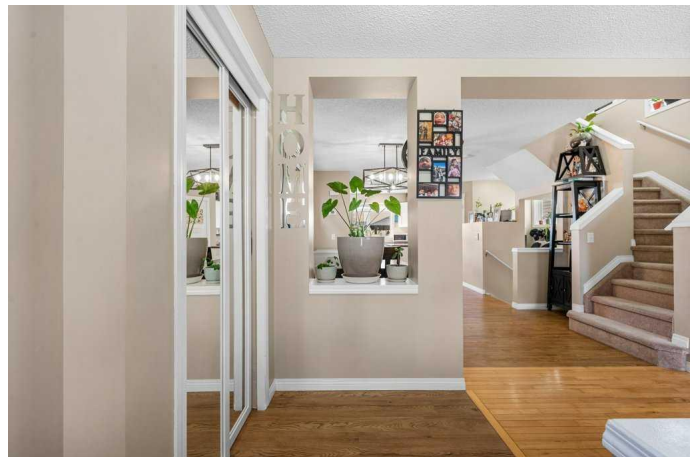
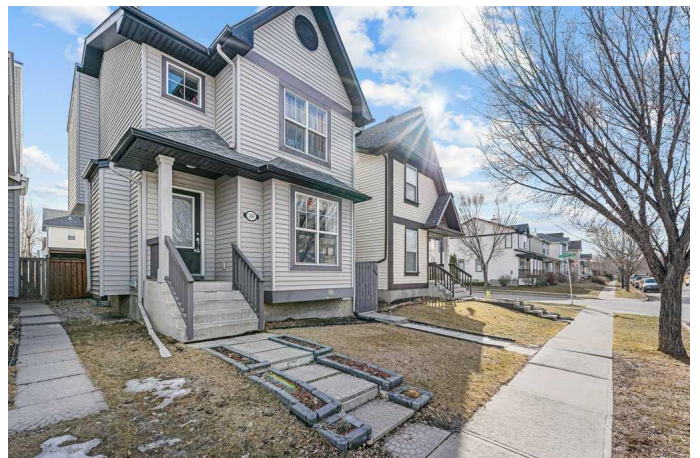
McKenzie Towne, Calgary, Alberta

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 – 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, you’ll also enjoy access to the community hall, splash parks, skating rinks, and year-round family events. Don’t miss this opportunity to live in one of Calgary’s most vibrant and connected communities – book your showing today!



Built in 2003

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2211049    |
| Price          | \$559,900   |
| 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, Close to Clubhouse, Few Trees, Gazebo, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                    |
| Construction      | Vinyl Siding, Wood Frame                                                           |
| Foundation        | Poured Concrete                                                                    |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 19               |
| Zoning         | R-G              |
| HOA Fees       | 227              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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