

# \$275,000 - 419, 8 Prestwick Pond Terrace Se, Calgary

MLS® #A2233147

**\$275,000**

2 Bedroom, 1.00 Bathroom, 731 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Welcome to The Caledonia on the Waterfront! Where charm meets convenience in one of Calgary's most vibrant, walkable communities. This top-floor gem in McKenzie Towne is more than just a condo, it's a lifestyle, and it won't last long. From the moment you step inside, you're greeted with soaring ceilings, laminate flooring, and sun-soaked living spaces thanks to oversized windows that frame your open-concept living and dining area. Whether you're relaxing after work or hosting friends, this layout delivers both comfort and functionality. Two generously sized bedrooms offer flexibility for roommates, guests, or a home office, with the primary suite featuring a walk-in closet and direct access to a stylish 4-piece bathroom. But let's talk about that balcony. One of the biggest balconies in the complex. Imagine starting your morning with coffee and sunny south facing views, or winding down at sunset with a glass, no noisy upstairs neighbours, just peace, views, and fresh air from the top floor. Additional perks include in-suite laundry, heated underground parking, and a welcoming building lobby with cozy seating areas, a library, and kitchenette, perfect for socializing or hosting family. Step outside and enjoy the beautifully landscaped grounds with a gazebo, or take a stroll along McKenzie Towne's iconic pathways, ponds, and green spaces. This community is stacked with amenities: McKenzie Towne Hall (gym, events, park space). A splash park, outdoor rink, and skate



park. Three schools within walking distance. Quick access to both Deerfoot and Stoney Trail. Units like this top floor, move-in ready, with views, rarely hit the market and get scooped up fast. Whether you're a first-time buyer, investor, or downsizing without compromise, this is your moment. Don't wait, book your private tour today before someone else claims the view.

Built in 2004

### Essential Information

MLS® #	A2233147
Price	\$275,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	731
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	419, 8 Prestwick Pond Terrace Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4P3

### Amenities

Amenities	Playground, Recreation Facilities, Visitor Parking, Elevator(s), Gazebo, Secured Parking
Parking Spaces	1
Parking	Assigned, Underground

## Interior

Interior Features	No Smoking Home, Open Floorplan, Granite Counters
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas, Hot Water
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame

## Additional Information

Date Listed	August 7th, 2025
Days on Market	71
Zoning	M-2
HOA Fees	227
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Gravity Realty Group
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