

\$344,800 - 4407, 115 Prestwick Villas Se, Calgary

MLS® #A2266827

\$344,800

2 Bedroom, 2.00 Bathroom, 925 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

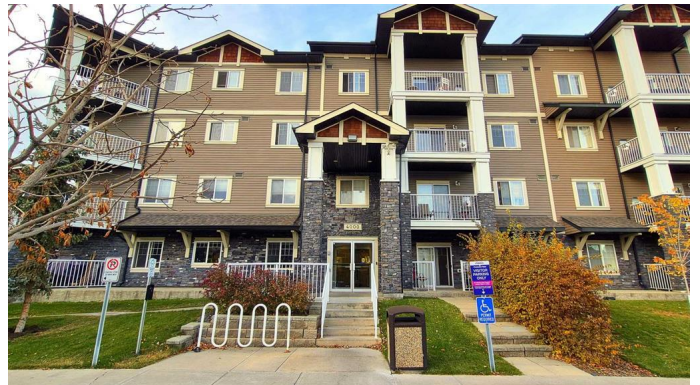
? TOP-FLOOR CORNER UNIT WITH
OFFICE/DEN, 9 FT CEILINGS AND ONLY 1
NEIGHBOUR! ?

Welcome to Prestwick Villas â€” where comfort, style, and location come together beautifully! This stunning top-floor corner suite is perfectly situated in a peaceful spot with only one neighboring unit and a private oversized balcony thatâ€™s perfect for relaxing or entertaining.

Step inside and feel the spacious, airy vibe right away! The oversized foyer, 9-foot ceilings, and huge southeast-facing windows flood the home with natural light all day long. The elegant tile flooring flows into the bright â€”Uâ€™-shaped kitchen, complete with loads of cabinet space, a granite countertop with raised bar seating, undermount double sink, and a new stainless steel dishwasher (2023). From your bright kitchen window over the sink, you can catch a glimpse of the mountains.

Love to host? The large dining area easily fits six, making it ideal for gatherings. The adjoining living room is equally inviting, featuring sliding patio doors that open to your private balcony with a gas line for your BBQ â€” perfect for cozy evenings under the stars!

The primary suite is tucked away for ultimate privacy and easily accommodates a king-sized bed, with a walk-through closet and a 4-piece



ensuite complete with a relaxing tub and plenty of vanity storage. The second bedroom is located on the opposite side of the unit to give privacy to guests, children or roommates, right next to another 4-piece bathroom.

Need a workspace? The office/den is ready for your at-home setup, away from the living room and kitchen so that you can work without being disturbed, and the in-suite laundry with extra storage, makes everyday living easy and convenient.

????? Location, location, location! Youâ€™re just steps away from shopping, groceries, schools, parks, playgrounds, and transit â€“ everything you need within a 5-minute walk!

This incredible home also includes one titled underground parking stall and ample visitor parking right at the front entrance.

?? Monthly condo fees exclude electricity.

Donâ€™t miss this rare top-floor gem with den â€“ itâ€™s the perfect blend of comfort, privacy, and convenience!

Built in 2007

Essential Information

MLS® #	A2266827
Price	\$344,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	925
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment

Style Single Level Unit
Status Active

Community Information

Address 4407, 115 Prestwick Villas Se
Subdivision McKenzie Towne
City Calgary
County Calgary
Province Alberta
Postal Code T2Z 0N1

Amenities

Amenities Elevator(s), Gazebo, Park
Storage, Trash, Visitor Parking
Parking Spaces 1
Parking Assigned, Garage Door Op
Secured, Underground
of Garages 1

Interior

Interior Features Elevator, Granite Counters
Smoking Home, Open Floorp
Appliances Electric Range, Microwave
Window Coverings
Heating Baseboard, Natural Gas
Cooling None
of Stories 4

Exterior

Exterior Features Balcony, BBQ gas line
Roof Asphalt Shingle
Construction Stone, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed October 24th, 2025
Days on Market 16
Zoning M-2
HOA Fees 227
HOA Fees Freq. ANN



Listing Details

Listing Office Real Broker

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.