

\$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

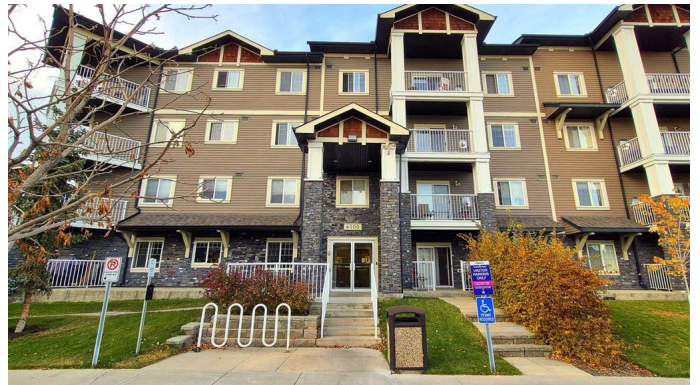
? TOP-FLOOR CORNER UNIT WITH
OFFICE/DEN, 9 FT CEILINGS AND ONLY 1
NEIGHBOUR! ?

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	11
Zoning	M-2
HOA Fees	227
HOA Fees Freq.	ANN



Listing Details

Listing Office Real Broker

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