

# \$449,900 - 259 Prestwick Acres Lane Se, Calgary

MLS® #A2234388

**\$449,900**

3 Bedroom, 2.00 Bathroom, 1,332 sqft

Residential on 0.00 Acres

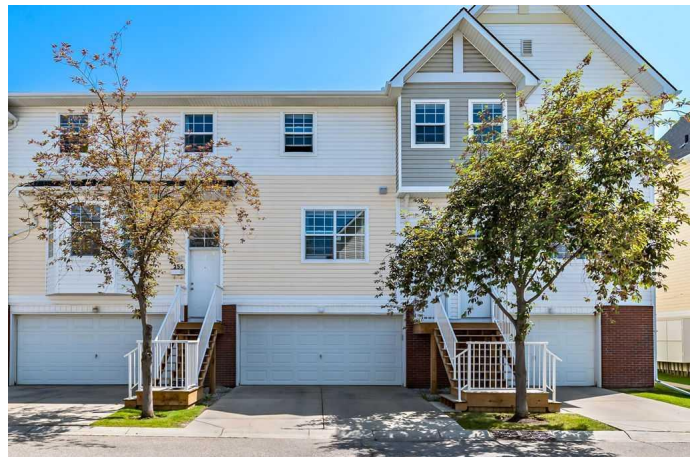
McKenzie Towne, Calgary, Alberta

Welcome to this beautifully updated 3-bedroom, 1.5-bathroom townhouse nestled in the heart of vibrant McKenzie Towne. Ideally located in a sought-after inner circle of the complex, this home features a fully enclosed private backyard and backs directly onto the inner greenspace; offering exceptional privacy.

Step inside to discover over 1300 SQFT of thoughtfully designed living space thatâ€™s bathed in natural light and perfect for both relaxing and entertaining. The main level showcases brand new luxury vinyl plank flooring and a generous, open-concept layout that offers plenty of room for both a full-sized dining table and a comfortable living area; ideal for hosting friends and family.

The bright, stylish kitchen is a true standout, highlighted by updated two-tone cabinets that add a modern touch. It features stainless steel appliances, sleek new quartz countertops, an upgraded sink, and new garburator and hot water tank. Whether you're preparing weeknight meals or hosting guests, the generous counter space and ample cabinetry make this kitchen as functional as it is beautiful.

Upstairs, youâ€™ll find three generously sized bedrooms and a versatile flex roomâ€”perfect for a home office or study nook. The spacious primary retreat features rich hardwood flooring, a large walk-in closet with custom built-ins,



and convenient access to the full bathroom. Each bedroom is complete with its own ceiling fan for added comfort year-round.

The lower level offers convenient laundry, plenty of storage space, and direct access to the double attached garageâ€”making daily life that much easier.

Freshly painted throughout, the home showcases a clean, modern aesthetic and is truly move-in ready.

Ideally situated just minutes from the shops, restaurants, and amenities of McKenzie Towneâ€™s vibrant High Streetâ€”and within easy walking distance to schools, parks, scenic trails, ponds, public transit, and even a summer splash parkâ€”this location offers an unbeatable blend of lifestyle, convenience, and community charm. Plus, enjoy quick access to major routes including Stoney Trail, 52nd Street, and Deerfoot Trail, making commuting a breeze.

Set within a well-managed, pet-friendly complex (with board approval) that has recently added new roofs, fencing, and front stairs, this home presents a standout opportunity for families, first-time buyers, or investors alike.

Donâ€™t miss your chance to own in one of McKenzie Towneâ€™s most desirable pocketsâ€”book your private showing today!

Seller Says Buy This House, And We'll Buy Yours (\*Terms and Conditions Apply).

Built in 2000

## Essential Information

MLS® #

A2234388

Price	\$449,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,332
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	259 Prestwick Acres Lane Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3X9

### Amenities

Amenities	Trash
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Lighting, Private Yard
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Lot Description	Back Yard, Garden, Landscaped, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 25th, 2025
Days on Market	19
Zoning	M-2
HOA Fees	226
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Comox Realty
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