

# \$412,900 - 180 Prestwick Acres Lane Se, Calgary

MLS® #A2234809

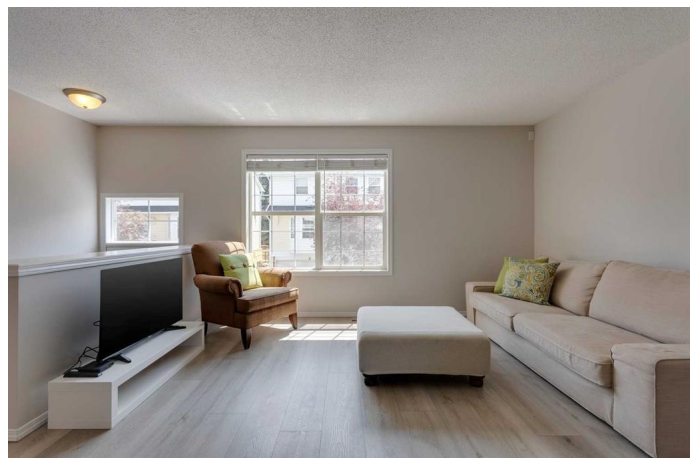
**\$412,900**

2 Bedroom, 2.00 Bathroom, 1,166 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Welcome to this charming townhome nestled in the coveted Mosaics of McKenzie Towne. From the moment you step inside, youâ€™ll love the new vinyl plank flooring, neutral tones, and an abundance of natural light beaming in through the windows. The thoughtfully designed main level has a modern open concept floorplan that seamlessly flows from the living room, to the dining area and on to the kitchen creating an inviting atmosphere thatâ€™s perfect for both relaxation and entertaining. The kitchen features newer stainless steel appliances, natural maple shaker cabinetry, new silgranit sink and faucet (ideally overlooking the backyard) and a separate pantry. Upstairs youâ€™ll find 2 large bedrooms, on opposite ends of the hallway, each with their own walk in closets, and conveniently separated by a 4 pc bathroom offering plenty of counter space and large linen closet (or extra storage). The 2nd floor is rounded out by an additional â€œflexâ€• area, perfect for a home office, reading area or play room. The lower level features a large utility room and laundry area as well as access to your attached garage. This is no ordinary single garageâ€¦it may have a single door, but the inside measures larger than some double garagesâ€¦allowing for lots of extra storage (bikes / sports equipment), a work bench and a vehicle / motorbike or both! What sets this unit apart from most other townhouses is the private fenced backyard â€¦the perfect place to



unwind after a long day! And if that isn't enough, this home is in an ideal location within walking distance to schools, parks and playgrounds and a wide array of dining and shopping options, while also providing easy access to major roadways making it a breeze to get around. This townhouse offers a great opportunity to live in a thriving community, with everything you need at your fingertips. Be sure to book your showing today!

Built in 2001

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2234809      |
| Price          | \$412,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,166         |
| Acres          | 0.00          |
| Year Built     | 2001          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 180 Prestwick Acres Lane Se |
| Subdivision | McKenzie Towne              |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2Z 3Y2                     |

**Amenities**

|                |                 |
|----------------|-----------------|
| Amenities      | Visitor Parking |
| Parking Spaces | 3               |

|              |                        |
|--------------|------------------------|
| Parking      | Single Garage Attached |
| # of Garages | 1                      |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                               |
| Cooling           | None                                                                                                     |
| Fireplace         | Yes                                                                                                      |
| # of Fireplaces   | 1                                                                                                        |
| Fireplaces        | Electric                                                                                                 |
| Has Basement      | Yes                                                                                                      |
| Basement          | Unfinished, Partial                                                                                      |

### Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                              |
| Lot Description   | Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Interior Lot |
| Roof              | Asphalt Shingle                                                           |
| Construction      | Brick, Vinyl Siding, Wood Frame                                           |
| Foundation        | Poured Concrete                                                           |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 47              |
| Zoning         | M-2             |
| HOA Fees       | 226             |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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.