

## 202, 8 Prestwick Pond Terrace SE Calgary, Alberta

**MLS # A2227287**



# \$314,900

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	850 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water
<b>Floors:</b>	Carpet, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Built-in Features, Granite Counters, Walk-In Closet(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 656
<b>LLD:</b>	-
<b>Zoning:</b>	M-2
<b>Utilities:</b>	-

**Inclusions:** None

Price Improvement! Stunning 2 bed 2 bath CORNER unit in beautiful McKenzie Towne – Welcome home to 202 - 8 Prestwick Pond Terrace. This unit has been impeccably maintained in the sought-after Caledonia on the Waterfront complex. The open-concept living space welcomes with plenty of natural light and neutral colors. The well-designed kitchen features granite countertops, maple cabinetry & center island with seating overlooking the spacious living area. The adjacent dining area is framed by bay windows & offers access to the private outdoor balcony. The primary bedroom is generously sized, featuring a 4-piece ensuite bathroom and a walk-in closet. A second bedroom, 3-piece bathroom with walk-in shower, and enclosed laundry complete the space. Additional building amenities include a quiet, pet-friendly complex, secure underground parking, and common living/dining/kitchen/library – perfect for gathering with family & friends. This prime location means you can walk to incredible dining & shopping, minutes to 130th Ave amenities, and easy access throughout the city on nearby Deerfoot & Stoney Trail. Enjoy the beautiful pond right outside, as well as walking and biking on local pathways. Book your viewing today!