

426, 8 Prestwick Pond Terrace SE  
Calgary, Alberta

MLS # A2197760



**\$289,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	733 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 577
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		
<b>Inclusions:</b>	N/A		

Top-Floor with 9 foot ceiling Gem with Park Views in Desirable Prestwick Discover this immaculate top-floor unit with stunning park views, nestled in the sought-after Prestwick area. Just minutes from schools, parks, Fish Creek Park, and all amenities, this home offers both convenience and tranquility. Step into a bright, open-concept space seamlessly connecting the kitchen, dining, and living areas. The kitchen boasts granite countertops, maple cabinetry, and pristine black appliances, complemented by ceramic tile flooring. The living room features a charming bay window for abundant natural light and a French door leading to a spacious deck—perfect for relaxing or entertaining. The primary bedroom includes a walk-in closet, while the second bedroom offers ample storage. A 4-piece bath showcases a tub with surround, granite counter, and ceramic tile flooring. Additional highlights include in-suite laundry with a washer and dryer. Enjoy the convenience of heated underground parking. The building features a large, welcoming lobby with a sitting area, library, and kitchenette, as well as a lovely outdoor gazebo for your enjoyment. Located in a quiet and well-maintained community, this unit shows 10/10—a must-see!