

# \$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          | Partial, Unfinished                                                                                      |

### 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 | 37              |
| Zoning         | M-2             |
| HOA Fees       | 226             |
| HOA Fees Freq. | ANN             |

### Listing Details

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

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