

# \$524,800 - 56 Prestwick Heights Se, Calgary

MLS® #A2210833

**\$524,800**

2 Bedroom, 2.00 Bathroom, 1,030 sqft

Residential on 0.09 Acres

McKenzie Towne, Calgary, Alberta

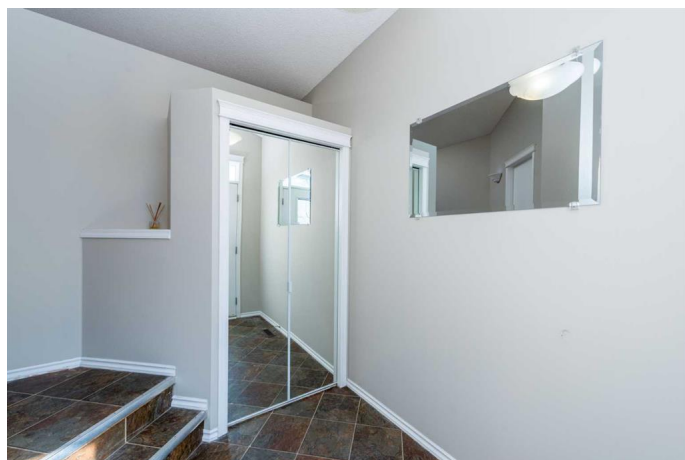
Welcome to 56 Prestwick Heights, nestled in the heart of McKenzie Towne — one of Calgary's most beloved family-friendly communities!

This charming bungalow is located on a Large Pie Shaped Lot - perfect for building that Dream Garage. It offers the perfect blend of comfort, functionality, and opportunity. Freshly painted throughout and featuring brand-new carpet in both main-floor bedrooms, this home feels bright, clean, and move-in ready.

The open-concept main floor has a vaulted ceiling and is filled with natural light from the skylight in the kitchen. It features a very spacious living room that flows effortlessly with Stunning engineered hardwood from the front to the back of the home — a well-appointed kitchen boasting solid oak cabinetry, a full pantry, and ample counter space ideal for casual dining or meal prep. Whether you're hosting guests or enjoying quiet family time, the layout is both practical and inviting.

Two generously sized bedrooms and a stylish full bathroom complete the main level, offering cozy, refreshed spaces for rest and relaxation. Downstairs, the partially developed lower level adds even more versatility with a large recreation room featuring an oversized window and a full 4-piece bathroom — perfect for a guest suite, family movie nights, or potential rental income. (City permit and approval are required)

Set on a quiet street in a vibrant neighborhood known for its parks, schools, and nearby



amenities, this home is perfect for a young family to grow or for an investor seeking long-term equity in a sought-after area. With easy access to major roadways and shopping, 56 Prestwick Heights offers both lifestyle and value.

Don't miss your chance to own this beautifully updated and versatile home in McKenzie Towne!

Built in 2002

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2210833    |
| Price          | \$524,800   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,030       |
| Acres          | 0.09        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 56 Prestwick Heights Se |
| Subdivision | McKenzie Towne          |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2Z 4H8                 |

**Amenities**

|                |                         |
|----------------|-------------------------|
| Amenities      | Park, Playground        |
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

**Interior**

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Laminate Counters, No Smoking Home, Pantry, Vaulted Ceiling(s), Track Lighting |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer                                    |
| Heating           | Forced Air, Natural Gas                                                                                       |
| Cooling           | None                                                                                                          |
| Has Basement      | Yes                                                                                                           |
| Basement          | Full, Partially Finished                                                                                      |

## Exterior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior Features | Other                                                                                                       |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Street Lighting, Cleared, Conservation, Flag Lot, Yard Drainage |
| Roof              | Asphalt                                                                                                     |
| Construction      | Vinyl Siding, Wood Frame, Mixed                                                                             |
| Foundation        | Poured Concrete                                                                                             |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 9                |
| Zoning         | R-G              |
| HOA Fees       | 226              |
| HOA Fees Freq. | ANN              |

## Listing Details

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

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