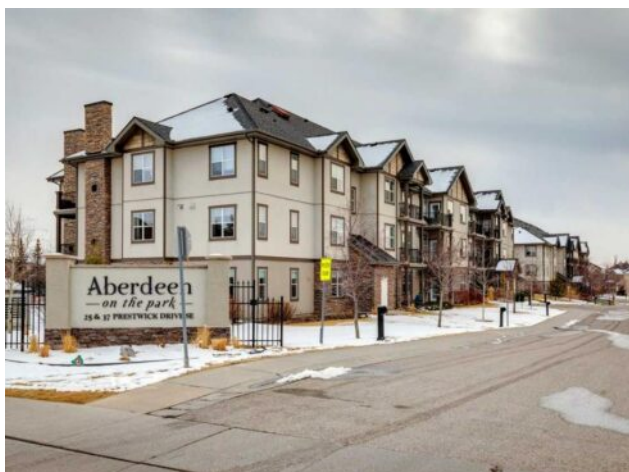


211, 25 Prestwick Drive SE  
Calgary, Alberta

MLS # A2303609



## \$353,000

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	974 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 793
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Elevator, No Smoking Home, Quartz Counters, Storage		

**Inclusions:** N/A

You'll appreciate this renovated condo in McKenzie Towne's Aberdeen on the Park. This bright, open-concept unit features 9-foot ceilings, a gas fireplace, 2 bedrooms, and 2 bathrooms, including a primary bedroom with a 4-piece ensuite and walk-in closet. The kitchen offers ceiling-height white cabinetry, quartz countertops, and stainless steel appliances. Large east-facing windows provide natural light, while the private patio overlooks the park and playground. Additional features include in-suite laundry with storage, a private storage room in the heated underground parkade, and two underground parking stalls. The property is located close to amenities and within walking distance to St. Albert the Great Parish. The building is professionally managed. Condo fees include electricity, gas, heat, water/sewer, garbage removal, and insurance. Pets are subject to board approval. Located near shopping centres and public transportation.