

# \$279,800 - 214, 8 Prestwick Pond Terrace Se, Calgary

MLS® #A2196412

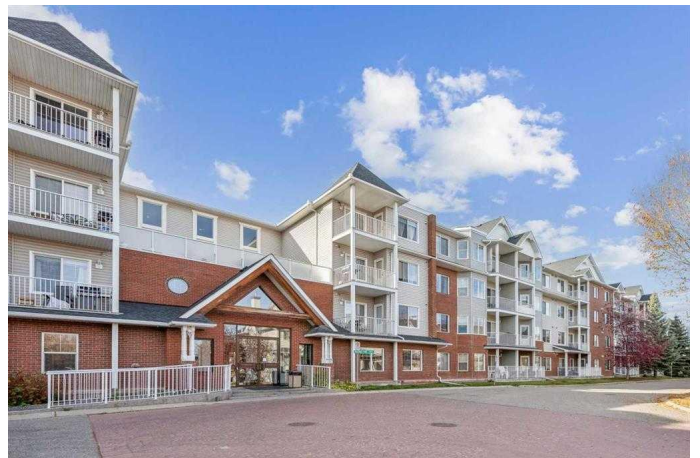
**\$279,800**

2 Bedroom, 1.00 Bathroom, 734 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Welcome to this fantastic 2-bed, 1-bath gem in the highly desirable Caledonia on the Waterfront building. This second-floor apartment offers not just a home, but a lifestyle. Step into the open living space, where you're greeted with an abundance of natural light flowing through the large windows. This layout is perfect for modern living, offering a flexible and spacious area to relax, entertain or work from home. The kitchen is equipped with appliances and granite counters, ideal for whipping up your favorite meals, and the convenience of in-suite laundry means you can say goodbye to shared facilities. This unit boasts two generous bedrooms, including a luxurious primary suite with a walk-in closet - a dream for anyone needing extra space and organization. The 4-piece bathroom is designed for practicality with a smart layout separating the bath and shower area from the large vanity, making your morning routine a breeze. One of the standout features is your assigned underground parking stall, keeping your car secure and out of the elements year-around. Plus the building itself offers some incredible extras! The main floor common area is a hidden gem, complete with a cozy seating area, a kitchen for entertaining and a library - perfect for those quiet cozy afternoons. And it gets even better outside! Imagine starting your day with a peaceful walk on the nearby walking paths, surrounded by parks and greenery. And when you want to explore, you're just steps away from the



bustling heart of McKenzie Towne where you'll find trendy dining spots, boutique shopping and exciting community events all year round. Whether you are grabbing a coffee or attending a local festival, everything you need is right at your doorstep! This apartment is more than just a place to live - it's a gateway to the McKenzie Towne lifestyle. Units in this building don't come up very often and this one won't last long. If you are ready to make this your new home, book your private showing today and experience everything it has to offer!

Built in 2004

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2196412    |
| Price          | \$279,800   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 734         |
| Acres          | 0.00        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

### **Community Information**

|             |                                  |
|-------------|----------------------------------|
| Address     | 214, 8 Prestwick Pond Terrace Se |
| Subdivision | McKenzie Towne                   |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T2Z 4P3                          |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Elevator(s), Recreation Facilities, Visitor Parking |
|-----------|---|

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 1                                 |
| Parking        | Heated Garage, Stall, Underground |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Elevator, Granite Counters, No Animal Home, No Smoking Home  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas   |
| Cooling           | None   |
| # of Stories      | 4  |

### **Exterior**

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Balcony             |
| Construction      | Brick, Vinyl Siding |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 21st, 2025 |
| Days on Market | 78                  |
| Zoning         | M-2                 |
| HOA Fees       | 226                 |
| HOA Fees Freq. | ANN                 |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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