

# \$264,900 - 106, 8 Prestwick Pond Terrace Se, Calgary

MLS® #A2240286

## \$264,900

2 Bedroom, 1.00 Bathroom, 736 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Experience modern and convenient living in McKenzie Towne with this stylish condo. The open-concept layout effortlessly blends the living, dining, and kitchen areas, accented by new luxury vinyl flooring and ample natural light. Entertain in the well-appointed kitchen with granite countertops and black appliances. Two bedrooms include a spacious primary with a walk-in closet, while the adjacent 4-piece bathroom enhances functionality. Enjoy outdoor relaxation on the balcony with views of the entrance and nearby park. Heated, underground parking adds comfort and safety, complementing the welcoming amenities of the Caledonia on the Waterfront building. McKenzie Towne offers a plethora of lifestyle amenities and outdoor activities, with schools, pathways, parks, and easy access to major routes nearby.

Built in 2004

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2240286  |
| Price          | \$264,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 736       |
| Acres          | 0.00      |
| Year Built     | 2004      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 106, 8 Prestwick Pond Terrace Se |
| Subdivision | McKenzie Towne                   |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T2Z 4P3                          |

### Amenities

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| Amenities      | Elevator(s), Gazebo, Secured Parking, Visitor Parking, Recreation Room |
| Parking Spaces | 1                                                                      |
| Parking        | Stall, Underground                                                     |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings                       |
| Heating           | Baseboard, Hot Water                                                                                                   |
| Cooling           | None                                                                                                                   |
| # of Stories      | 4                                                                                                                      |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Other                           |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 34              |
| Zoning         | M-2             |
| HOA Fees       | 226             |
| HOA Fees Freq. | ANN             |

### Listing Details

Listing Office                      2% Realty

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