

# \$389,900 - 116 Prestwick Acres Lane Se, Calgary

MLS® #A2244863

**\$389,900**

3 Bedroom, 2.00 Bathroom, 1,168 sqft  
Residential on 0.00 Acres

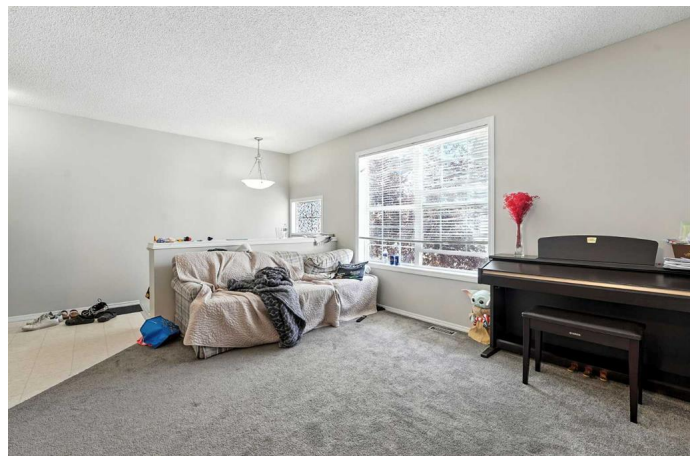
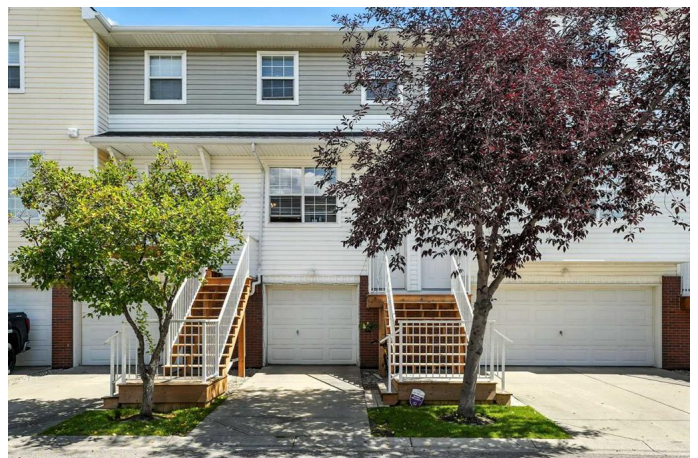
McKenzie Towne, Calgary, Alberta

Welcome to this tenant occupied townhouse in the sought-after, well-managed Mosaic complex—where charm, convenience, and community come together. This home will be vacant by end of August when we will update the paint and have is beautifully presented for you! This bright and airy 3-bedroom, 1.5-bathroom home offers over 1,167 sq. ft. of living space designed for both comfort and style.

The open-concept main floor is bathed in natural light, featuring a welcoming living room with a charming bay window that flows seamlessly into the dining area and kitchen. The kitchen's timeless white raised-panel cabinetry and matching appliances create a warm, classic look that feels like home from the moment you walk in.

Your backyard is perfect for weekend barbecues, kids' playtime, or a quiet coffee in the morning sun. Upstairs, the generous primary bedroom boasts a large walk-in closet, while two additional bedrooms, a 4-piece bathroom, and a versatile den/computer nook offer plenty of space for work, study, or relaxation.

The oversized single attached garage and undeveloped basement provide excellent storage and future possibilities. Best of all, you're just steps from McKenzie Towne's picturesque High Street, with its coffee shops, local restaurants, boutique stores, parks, and pathways. Walk the tree-lined streets, meet neighbors at



community events, and enjoy a lifestyle where everything you need is close at hand. With easy access to Deerfoot Trail and major commuter routes, this move-in-ready home is ideal for first-time buyers, families, or downsizers looking for the perfect blend of comfort, connection, and community spirit.

Built in 2000

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2244863      |
| Price          | \$389,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,168         |
| Acres          | 0.00          |
| Year Built     | 2000          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 116 Prestwick Acres Lane Se |
| Subdivision | McKenzie Towne              |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2Z 3Y3                     |

**Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | None                              |
| Parking Spaces | 2                                 |
| Parking        | Oversized, Single Garage Attached |
| # of Garages   | 1                                 |

**Interior**

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), See Remarks, Storage                                                                     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                  |
| Cooling           | None                                                                                                     |
| Has Basement      | Yes                                                                                                      |
| Basement          | Partial, Unfinished                                                                                      |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Landscaped, Level        |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 36               |
| Zoning         | M-2              |
| HOA Fees       | 226              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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