

# \$449,900 - 15040 Prestwick Boulevard Se, Calgary

MLS® #A2241093

**\$449,900**

2 Bedroom, 4.00 Bathroom, 1,378 sqft

Residential on 0.05 Acres

McKenzie Towne, Calgary, Alberta

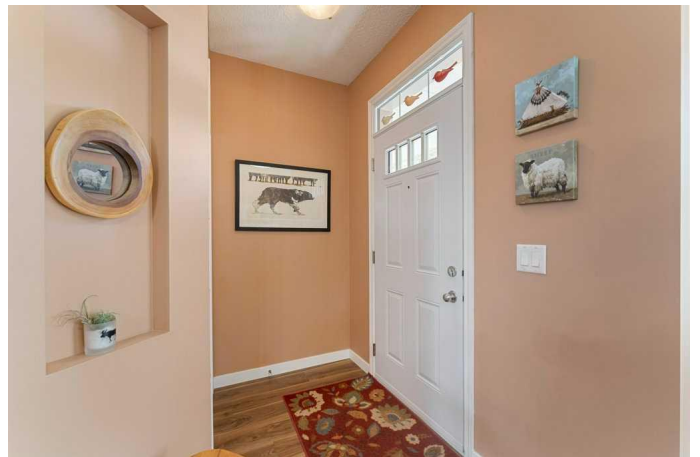
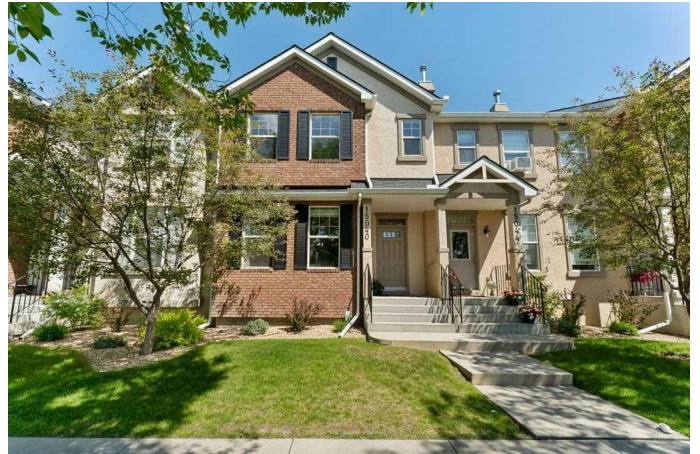
Open House: Sat July 19 2:00pm-4:00pm.

Welcome to your dream home in the heart of McKenzie Towne—ideally located directly across from a beautiful park, playground, and the iconic Prestwick Fountain! This stylish and immaculately maintained 2-storey townhome offers the perfect balance of comfort, convenience, and community.

A true hidden gem, this property features a private fenced yard, double detached garage, and a fully finished basement complete with a spacious 2-piece bathroom, laundry area, and dedicated storage. Whether you need a home theatre, rec room, hobby space, office, or even a third bedroom, the basement is ready to meet your needs.

On the main floor, you'll love the bright, open-concept layout with a chef-inspired kitchen showcasing an oversized center island, extended cabinetry, under-cabinet lighting, tiled backsplash, and a corner pantry—perfect for entertaining or casual family meals. The bright and sunny living room includes a corner fireplace and opens onto a sunny backyard patio and green space—ideal for morning coffee or summer BBQs.

Upstairs, discover two generously sized primary bedrooms, each complete with walk-in closets and their own private ensuites (one 3-piece, one 4-piece). Both bedrooms easily accommodate king-size beds, offering flexibility for families, guests, or roommates. All of this within walking distance to McKenzie Towne School, St. Albert the Great School,



parks, shopping, playgrounds, walking paths, and transit.

Opportunities like this don't come often—book your showing today and fall in love with everything this home has to offer! Call today to book a private viewing

Built in 2006

### Essential Information

MLS® #	A2241093
Price	\$449,900
Bedrooms	2
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,378
Acres	0.05
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	15040 Prestwick Boulevard Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4E5

### Amenities

Amenities	Other, Park, Playground
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Recessed Lighting, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	July 17th, 2025
Days on Market	1
Zoning	M-1
HOA Fees	227
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Complete Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.