



a barn door closure. This level also offers an upper laundry room and a full 4-piece main bathroom.

The illegally suited basement is fully developed and features:

A well-equipped kitchen with 4 appliances and a large butcher block island

Pantry with barn door

Comfortable living area

Two bedrooms

A full 4-piece bathroom

Separate laundry

Additional storage with mechanical room closed off by a barn door

Additional features include upgraded lighting, stylish design accents, and excellent curb appeal. Located close to parks, schools, shopping, and public transit.

This home offers incredible value with modern upgrades and income potential—book your private showing today!

Built in 2002

### **Essential Information**

MLS® #	A2252672
Price	\$729,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,923

Acres	0.11
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	40 Prestwick Estate Way Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2z 3y9

### Amenities

Amenities	Other
Parking Spaces	3
Parking	Heated Garage, Triple Garage Detached
# of Garages	3

### Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 29th, 2025
Zoning	DC (pre 1P2007)
HOA Fees	227
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Century 21 Bravo Realty
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