

# \$729,900 - 40 Prestwick Estate Way Se, Calgary

MLS® #A2252672

**\$729,900**

5 Bedroom, 4.00 Bathroom, 1,923 sqft  
Residential on 0.11 Acres

McKenzie Towne, Calgary, Alberta

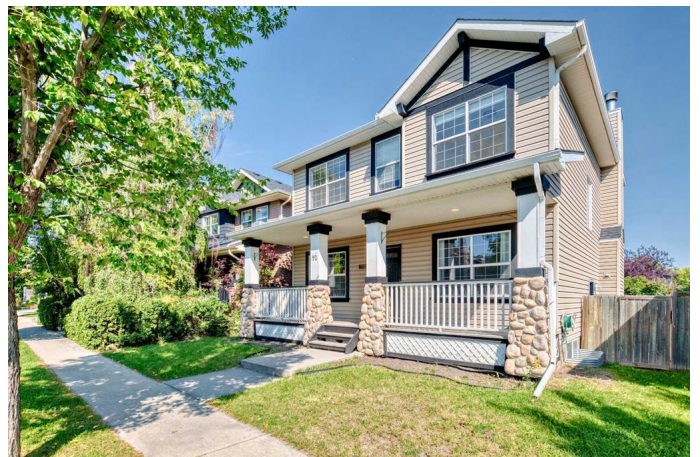
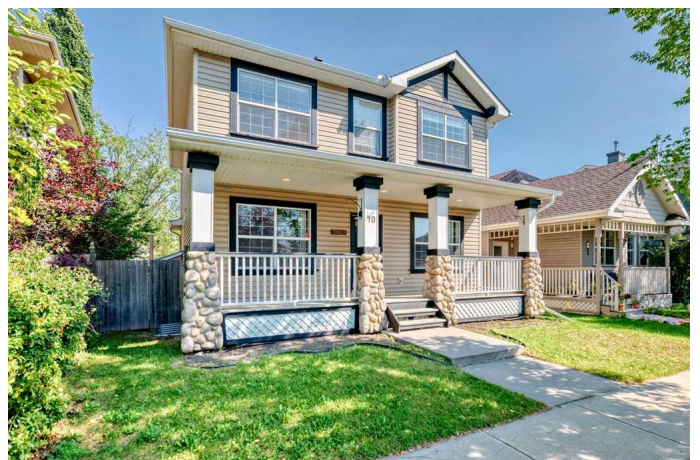
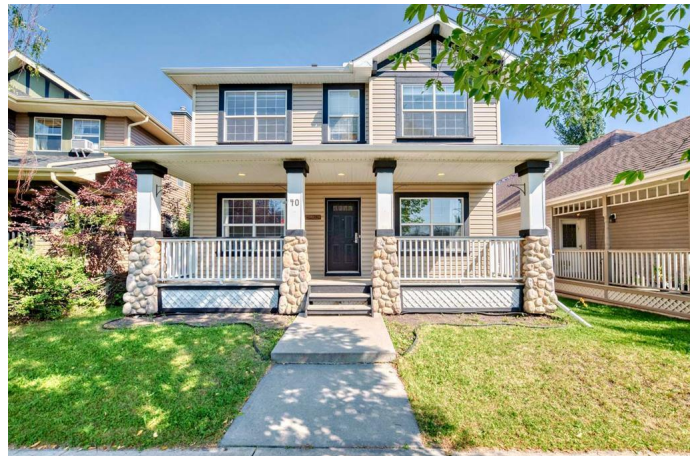
**Stunning Renovated 2-Storey Home with  
Illegal Basement Suite & Triple Heated Garage  
in McKenzie Towne!**

Welcome to this beautifully updated 2-storey home located on a quiet street in the sought-after community of McKenzie Towne. Featuring a fully developed illegal basement suite with a separate exterior entrance, this property is perfect for multi-generational living or additional rental income.

The main floor has been fully renovated and boasts a bright, open-concept layout. Enjoy cooking and entertaining in the new kitchen, complete with modern cabinetry, quartz countertops, island, tile backsplash, and upgraded stainless steel appliances. Additional upgrades include new laminate flooring, fresh paint, and a refreshed stone-faced gas fireplace. A stylish barn door enhances the main floor powder room, while the layout is completed with a formal dining area and a main floor office—ideal for working from home.

Step outside to the tiered back deck, which leads to the oversized triple detached garage that is insulated, drywalled, and heated—a rare find and a true bonus for Calgary winters.

Upstairs, you™ll find three spacious bedrooms, including the primary retreat with a walk-in closet and a 4-piece ensuite featuring



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 |
| Days on Market | 11                |
| Zoning         | DC (pre 1P2007)   |
| HOA Fees       | 227               |
| HOA Fees Freq. | ANN               |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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