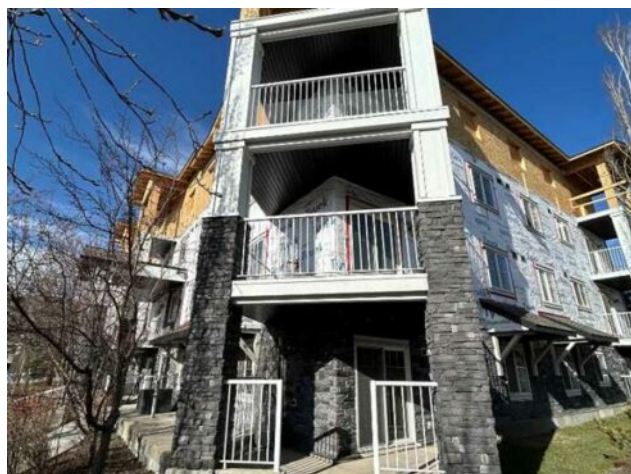


**1112, 115 Prestwick Villas SE**  
**Calgary, Alberta**

**MLS # A2211782**



**\$259,900**

|                  |                                                    |               |                   |
|------------------|----------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | McKenzie Towne                                     |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                 |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                        |               |                   |
| <b>Size:</b>     | 884 sq.ft.                                         | <b>Age:</b>   | 2008 (17 yrs old) |
| <b>Beds:</b>     | 2                                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Secured, Stall, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                                  |               |                   |
| <b>Lot Feat:</b> | -                                                  |               |                   |

**Heating:** Baseboard

**Floors:** See Remarks

**Roof:** -

**Basement:** -

**Exterior:** Wood Frame

**Foundation:** -

**Features:** No Animal Home, No Smoking Home, See Remarks, Storage, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 107

**LLD:** -

**Zoning:** M-2

**Utilities:** -

**Inclusions:** N/A

Unique opportunity to purchase a popular main floor corner unit in beautiful "Prestwick Place" at a huge discount. Once occupation is granted it will be all new. 2 bedroom, 2 bathroom, 1 titled, heated, secured underground parking. Assigned storage cage in underground parking area. Will include the built in dishwasher, attached air-conditioner, hood fan and gas fireplace. Priced well below similar units today as traditional bank financing will not be an option here. Occupation date is undetermined but likely within a year of construction starting. Construction underway now. Rebuild promised to be as close to original finishings as possible. Building has been stripped to the studs and will be all new. Call your Realtor to discuss this exciting opportunity today!