

\$868,000 - 40 Prestwick Manor Se, Calgary

MLS® #A2267801

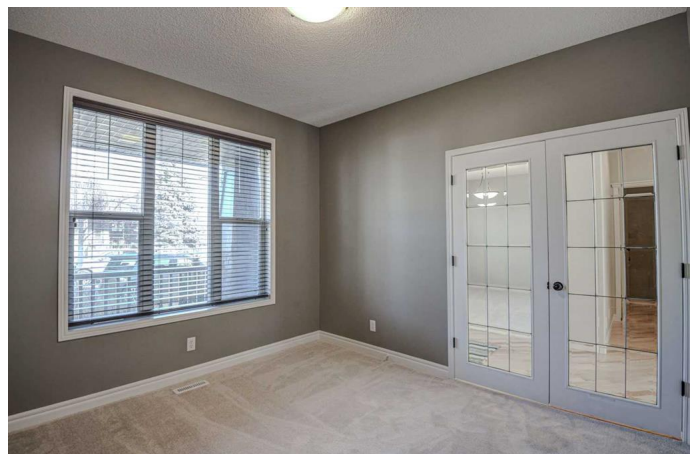
\$868,000

4 Bedroom, 4.00 Bathroom, 1,997 sqft

Residential on 0.12 Acres

McKenzie Towne, Calgary, Alberta

Prestwick Estates â€” Beautiful 3-bedroom, 2 ½ bath home with an oversized double garage and a legal one-bedroom carriage suite. Self contained, one bedroom, legal carriage suite currently rented for \$1,375/month (covers \$260,000+ in mortgage at todayâ€™s rates). The main floor features 9-ft ceilings, a large kitchen with new granite countertops, stainless-steel appliances, a huge island perfect for entertaining, a spacious great room with gas fireplace, a front flex room, and a main floor den with French doors. Refinished hardwood floors on the main level add warmth throughout. Upstairs offers three bedrooms, a convenient laundry room, and two full baths, including a generous primary suite with double doors, walk-in closet, a 5-piece ensuite with soaker tub, a separate 4-ft shower, and dual sinks. The basement is ready for development with rough-in plumbing and two large windows. The self-contained one-bedroom legal carriage suite features vaulted ceilings, a galley kitchen, a 4-piece bath, and updated in-suite laundry. Recent updates in the main house include new granite counters, refinished hardwood floors, new carpet, fresh paint throughout, and new shingles ordered. The yard is nicely landscaped with a covered front porch, large south-facing rear deck and mature trees. Lots of parking with an oversized double garage and a double wide parking pad off the paved alley. Located on a quiet street in the desirable McKenzie Towne community, this home is just



a short walk to schools, parks, High Street shops, and the community splash park.

Built in 2005

Essential Information

MLS® #	A2267801
Price	\$868,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,997
Acres	0.12
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	40 Prestwick Manor Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4S6

Amenities

Amenities	Playground
Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	French Door, Granite Counters, No Smoking Home, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Great Room
Has Basement	Yes
Basement	Full

Exterior

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

Additional Information

Date Listed	October 30th, 2025
Days on Market	16
Zoning	DC (pre 1P2007)
HOA Fees	227
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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.