



## 27 Prestwick Street Calgary Alberta

\$899,900

OPEN HOUSE SATURDAY SEPT 6, 1-3pm. HOME + CARRIAGE SUITE! Welcome to 27 Prestwick Street SE in McKenzie Towne -- one of Calgary's most charming and top-ranked family neighbourhoods. This beautifully updated 2-storey comes with a rare legal carriage suite above the garage, currently rented at \$1,675/month, offering incredible mortgage-helper potential. Even more unique, the garage does not need to be shared with the tenant thanks to a permanent City of Calgary exemption. Inside the main home, you'll find nearly 3,000 sq. ft. of developed living space, with thoughtful renovations at every turn: a bright open-concept layout, two dedicated offices on the main floor, a finished basement with full egress windows, and a stylish owners' suite with updated ensuite. Comfort features include central A/C, newer roof shingles, and upgraded mechanicals. The southwest-facing backyard oasis is perfect for entertaining, with artificial turf, a 6x6 pergola, built-in lighting, BBQ gas line, and no-maintenance landscaping. McKenzie Towne is known for its small-town charm -- tree-lined streets, the shops and restaurants of High Street, excellent schools (K-9 public and Catholic within walking distance), private residents' hall with gym and events, and great access to Deerfoot & Stoney. Your Mother in law suite is in the garage! (id:6769)

4pc Bathroom 9.42 Ft x 12.92 Ft  
Bedroom 10.25 Ft x 12.08 Ft  
Primary Bedroom 19.50 Ft x 14.92 Ft  
4pc Bathroom 8.33 Ft x 4.92 Ft  
Bedroom 10.58 Ft x 12.75 Ft  
Laundry room 5.50 Ft x 9.00 Ft  
Bedroom 11.42 Ft x 11.17 Ft  
3pc Bathroom 8.75 Ft x 8.08 Ft

Recreational, Games room 25.83 Ft x 12.42 Ft  
2pc Bathroom 3.00 Ft x 6.25 Ft  
Dining room 11.58 Ft x 8.83 Ft  
Living room 15.42 Ft x 16.50 Ft  
Den 10.67 Ft x 11.67 Ft  
Kitchen 11.58 Ft x 10.17 Ft  
Office 10.75 Ft x 12.58 Ft  
Other 27.08 Ft x 6.50 Ft

Listing Presented By:



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KIC Realty

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