

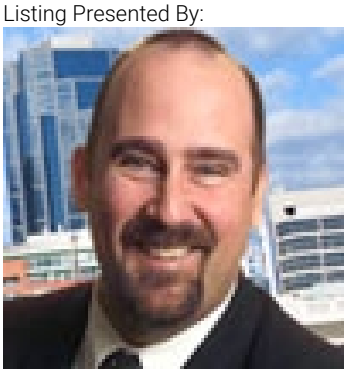
53 Prestwick Way Calgary Alberta

$425,000

A DETACHED HOUSE listed $42,000 BELOW the lowest detached sale in McKenzie Towne this year. Even 17 TOWNHOMES in the community sold for more than its list price in the same period. It is a FIXER-UPPER with 3 BEDROOMS, 1,399 SQ FT ABOVE GRADE, a PERMITTED REC ROOM and a WEST BACKYARD, ready for a buyer who wants to put SWEAT EQUITY into their home. **THE PROJECT** The kitchen is original to the house and the appliances are included AS-IS. The house needs some TLC, and the main jobs are new flooring, paint, baseboards and trim. A first-time buyer who is comfortable with DIY can live here and do the work over time. Investors and flippers are welcome to bring a contractor to the showing. **THE MAIN FLOOR** The front living room is 11'4" x 11'11" with a four-window bay. It is separate from the kitchen, so it works well as a home office. The kitchen has an island with a raised breakfast bar and a pantry, and it is open to an 11'7" x 11'1" dining area and a 14'3" x 11'11" family room with a VAULTED CEILING and a gas fireplace. A half bath is on this floor. **THE UPPER LEVEL** All three bedrooms are upstairs. The primary is 15' x 11'11" with a bay window and a walk-in closet. The other two bedrooms are 9'5" x 9'3" and 9'7" x 9'3". All three share a 12 ft long 4-piece bathroom with a tub and a separate shower. **THE LOWER LEVEL** The 338 sq ft rec room in the basement was developed. The laundry and utility rooms are unfinished. Together they leave another 202 sq ft to develop. **THE LOT** The lot is 28 ft x 112 ft with a fenced WEST BACKYARD and mature trees. Parking is a gravel pad off the paved lane. There is 54 ft between the back wall of the house and the lane, so there is room to plan a garage, subject to City approval. **THE MARKET** Between January 1 and November 3, 2026, 135 detached homes sold in McKenzie Towne with a lowest price of $467,000, and 17 of the 76 town...

Recreational, Games room 17.92 Ft x 31.33 Ft
Other 10.92 Ft x 10.92 Ft
Furnace 7.00 Ft x 17.00 Ft
2pc Bathroom 5.17 Ft x 4.50 Ft
Dining room 11.00 Ft x 8.58 Ft
Kitchen 8.17 Ft x 14.50 Ft
Living room 11.92 Ft x 11.33 Ft
Pantry 11.00 Ft x .00 Ft
4pc Bathroom 7.92 Ft x 12.08 Ft
Bedroom 9.25 Ft x 9.58 Ft
Bedroom 9.25 Ft x 9.42 Ft
Primary Bedroom 11.92 Ft x 15.00 Ft

Listing Presented By:



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Living room 11.92 Ft x 14.25 Ft

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