

# \$574,900 - 53 Prestwick Rise Se, Calgary

MLS® #A2255462

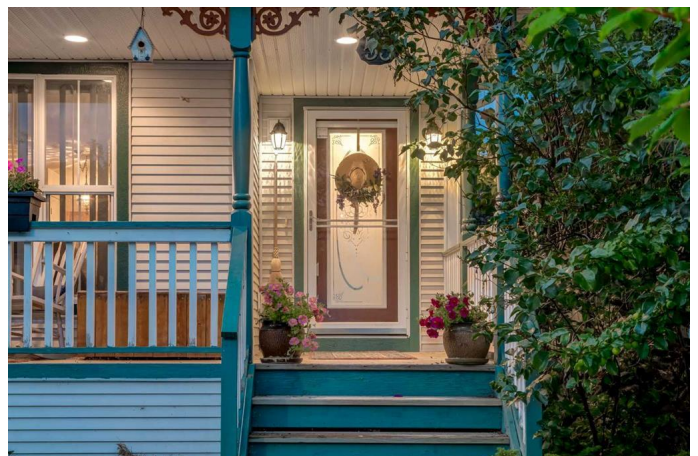
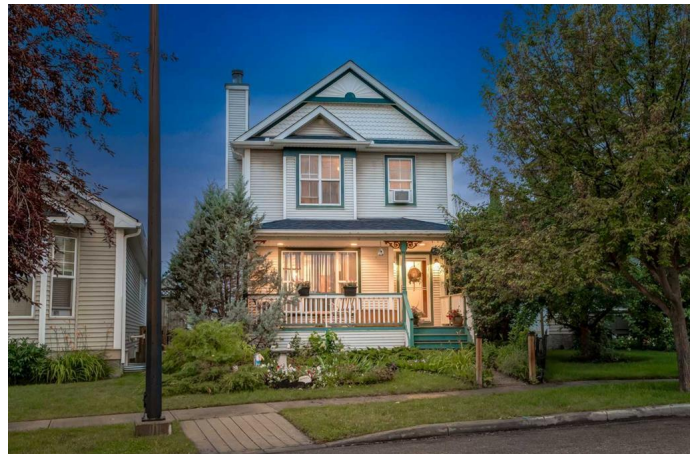
## \$574,900

4 Bedroom, 4.00 Bathroom, 1,314 sqft

Residential on 0.10 Acres

McKenzie Towne, Calgary, Alberta

WELCOME to this 2 Storey HOME that has 1857 Sq Ft of Developed space incl/OVERSIZED Insulated DOUBLE Garage, 4 Bedrooms, 3 ½ Bathrooms (3 EN-SUITES), LARGE Deck + on a 4520 Sq Ft LOT in the Community of McKenzie Town! COZY Curb Appeal w/Trees, + Bushes incl/CHARMING FRONT PORCH that beckons you to enter. The foyer has Luxury Vinyl Plank, + a living room on the left w/NEUTRAL colour tones throughout and a WOOD-BURNING Fireplace, perfect for a COZY EVENING with family in the cold winter months. The Dining room has plenty of NATURAL LIGHT coming in from the windows, + room to gather around the table w/FAMILY, + FRIENDS making MEMORIES. There is a 2 pc bathroom tucked away. The 'Heart of the Home' is the Kitchen, which has Oak Cabinetry, Tiled Backsplash, SS Appliances incl/Gas Stove w/Hood Fan, a NEW Turbo Dishwasher, a Breakfast Bar for quick meals, + a Pantry. The Upper floor has a UNIQUE floor plan, perfect for Bunk Beds, Teenagers, or Roommates! LARGE Primary Bedroom incl/windows that flood the room with natural light, + a 2nd GOOD-SIZED Bedroom has a Walk-In Closet, and can accommodate two beds easily. BOTH bedrooms are equipped with 4pc Ensuite, w/NEW fixtures, + Soaker Tub to get away from the Hustle™n Bustle of the week. The FULLY DEVELOPED Basement has a flex space, plus 2 more good-sized bedrooms, and one 3 pc En-suite! A Laundry/Utility Room w/Water softener and



storage/cold room completes the basement!  
UPGRADES have been added to the house!  
NEWER Asphalt Shingles (2020), Insulated  
Basement Ceiling, R60 in the Attic, New  
Thermostat, Over-sized Electrical Panel,  
Central Vac Rough-in, Newer H2O Tank,  
Heavy-duty front screen door, and  
commercial-grade carpet on the stairs. The  
MASSIVE Backyard has a Deck with a Metal  
Pergola, making it PERFECT for LOUNGING  
or hosting Summer Get-togethers. You can  
enjoy fresh fruit all summer in your private  
garden that has mature Apple trees, raspberry  
bushes. Blueberry bushes. Strawberries,  
Gooseberries!! + an area for MORE Fruit or  
Vegetables in your raised GARDEN beds.  
With all perennial plants, your yard will be  
effortlessly LUSH every year! Both owners and  
pets will love the HUGE 33' x 10' dog run on the side of the house.  
This lot is HUGE, + it has so much  
POTENTIAL to be CREATIVE and add your  
personal touch! Discover the CHARM of  
McKenzie Towne, one of Calgary's most  
sought-after communities, where tree-lined  
streets, beautiful architecture, and a close-knit  
vibe create the perfect place to call home.  
Enjoy unmatched convenience with several  
schools, scenic parks, and major shopping  
destinations like South Trail Crossing just  
minutes away - all with quick, easy access to  
Deerfoot Trail for seamless commuting across  
the city. BOOK Your Showing NOW!

Built in 2001

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2255462  |
| Price      | \$574,900 |
| Bedrooms   | 4         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |

|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 1,314       |
| Acres          | 0.10        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 53 Prestwick Rise Se |
| Subdivision | McKenzie Towne       |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2Z 4A6              |

### Amenities

|                |                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Snow Removal, Gazebo                                                                 |
| Utilities      | Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Water Connected |
| Parking Spaces | 2                                                                                               |
| Parking        | Alley Access, Double Garage Detached, Oversized, On Street                                      |
| # of Garages   | 2                                                                                               |

### Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Open Floorplan, Pantry, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                                        |
| Cooling           | Window Unit(s)                                                                    |
| Fireplace         | Yes                                                                               |
| # of Fireplaces   | 1                                                                                 |
| Fireplaces        | Wood Burning                                                                      |
| Has Basement      | Yes                                                                               |
| Basement          | Full                                                                              |

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Dog Run                                                                                                                |
| Lot Description   | Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Lawn, Pie Shaped Lot, Street Lighting, Dog Run Fenced In, Gazebo |
| Roof              | Asphalt Shingle                                                                                                        |
| Construction      | Vinyl Siding, Wood Frame                                                                                               |
| Foundation        | Poured Concrete                                                                                                        |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 34                |
| Zoning         | R-1N              |
| HOA Fees       | 227               |
| HOA Fees Freq. | ANN               |

### **Listing Details**

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

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