

# \$275,000 - 419, 8 Prestwick Pond Terrace Se, Calgary

MLS® #A2233147

**\$275,000**

2 Bedroom, 1.00 Bathroom, 731 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Welcome to The Caledonia on the Waterfront! Where charm meets convenience in one of Calgary's most vibrant, walkable communities. This top-floor gem in McKenzie Towne is more than just a condo, it's a lifestyle, and it won't last long. From the moment you step inside, you're greeted with soaring ceilings, laminate flooring, and sun-soaked living spaces thanks to oversized windows that frame your open-concept living and dining area. Whether you're relaxing after work or hosting friends, this layout delivers both comfort and functionality. Two generously sized bedrooms offer flexibility for roommates, guests, or a home office, with the primary suite featuring a walk-in closet and direct access to a stylish 4-piece bathroom. But let's talk about that balcony. One of the biggest balconies in the complex. Imagine starting your morning with coffee and sunny south facing views, or winding down at sunset with a glass, no noisy upstairs neighbours, just peace, views, and fresh air from the top floor. Additional perks include in-suite laundry, heated underground parking, and a welcoming building lobby with cozy seating areas, a library, and kitchenette, perfect for socializing or hosting family. Step outside and enjoy the beautifully landscaped grounds with a gazebo, or take a stroll along McKenzie Towne's iconic pathways, ponds, and green spaces. This community is stacked with amenities: McKenzie Towne Hall (gym, events, park space). A splash park, outdoor rink, and skate



park. Three schools within walking distance. Quick access to both Deerfoot and Stoney Trail. Units like this top floor, move-in ready, with views, rarely hit the market and get scooped up fast. Whether you're a first-time buyer, investor, or downsizing without compromise, this is your moment. Don't wait, book your private tour today before someone else claims the view.

Built in 2004

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2233147          |
| Price          | \$275,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 731               |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                  |
|-------------|----------------------------------|
| Address     | 419, 8 Prestwick Pond Terrace Se |
| Subdivision | McKenzie Towne                   |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T2Z 4P3                          |

**Amenities**

|                |                                                                                          |
|----------------|------------------------------------------------------------------------------------------|
| Amenities      | Playground, Recreation Facilities, Visitor Parking, Elevator(s), Gazebo, Secured Parking |
| Parking Spaces | 1                                                                                        |
| Parking        | Assigned, Underground                                                                    |

## Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Smoking Home, Open Floorplan                                     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Natural Gas, Baseboard, Hot Water                                                     |
| Cooling           | None                                                                                  |
| # of Stories      | 4                                                                                     |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 37               |
| Zoning         | M-2              |
| HOA Fees       | 227              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Gravity Realty Group |
|----------------|----------------------|

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