

# \$749,000 - 15209 Prestwick Boulevard Se, Calgary

MLS® #A2255729

**\$749,000**

4 Bedroom, 3.00 Bathroom, 2,563 sqft

Residential on 0.12 Acres

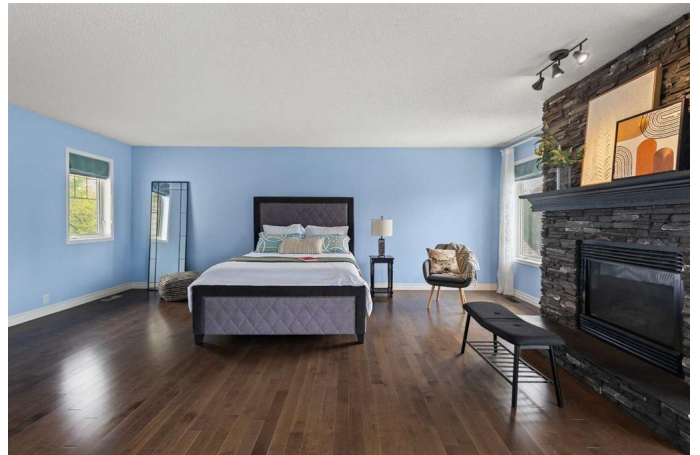
McKenzie Towne, Calgary, Alberta

UPDATE LIST: Roof (2019), Hot Water Tank (2020), Furnace (2021), Hoodfan (2024), Garage Control (2024), Microwave Oven (2024). Electric and Plumbing have both been updated by previous owner as well. Also FEATURING: 2 Gas Fireplaces, Central Air Conditioning, Irrigation system, Water Softener, Rear Oversized Double Attached Garage, 4 Bedrooms UP, 2nd Floor Laundry Room and Potential for future basement development by the next owner. Welcome to 15209 Prestwick Boulevard SE – A Family Home with Space, Comfort, and Community

This beautifully maintained two-storey home in the heart of McKenzie Towne offers more than just living space – it offers a lifestyle. With an attached oversize double garage, a functional layout, and a community full of amenities at your doorstep, this home is perfect for families or anyone looking to balance comfort with convenience.

Step inside and you’ll find a warm, open-concept main floor. A double-sided gas fireplace connects the bright living room with a versatile front flex space – perfect for an office, playroom, or dining area. The kitchen is a true hub of the home, featuring granite counters, stainless steel appliances, hardwood flooring, and plenty of room to cook and gather.

Upstairs, you’ll discover FOUR full



bedrooms â€” a rare find in McKenzie Towne. The primary bedroom is a private retreat with hardwood flooring, double sinks, quartz counters, a jetted soaker tub, and a separate shower. The additional oversized bedroom, complete with its own fireplace and office/study corner, makes for a cozy personal haven, while the other two bedrooms offer plenty of space for family or guests.

The lower level is partially finished with electrical and framing, offering a head start for future development. Whether you envision a recreation space, home gym, or additional living area, the basement is a blank canvas ready to bring your vision to life.

Outside, the fully fenced backyard is landscaped for both beauty and function, with a deck for summer barbecues and a sprinkler system to keep everything lush and green.

Why McKenzie Towne? This sought-after community is designed with small-town charm in mind. Tree-lined boulevards, walkable pathways, and vibrant gathering spots make it a neighborhood where families thrive. Youâ€™ll be close to multiple schools, parks, and Inverness Pond â€” perfect for evening strolls or weekend bike rides.

Just minutes away, 130th Avenue offers everything you need: grocery stores, restaurants, coffee shops, gyms, and major retailers. Easy access to Deerfoot Trail and Stoney Trail means quick commutes across the city, and South Health Campus is only a short drive away.

With four bedrooms upstairs, flexible living spaces, and future basement development potential, this home delivers both immediate comfort and long-term value â€” all in one of Calgaryâ€™s most beloved communities.

Contact your favorite realtor today to book a showing before it is gone!

Built in 1998

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2255729    |
| Price          | \$749,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,563       |
| Acres          | 0.12        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 15209 Prestwick Boulevard Se |
| Subdivision | McKenzie Towne               |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2Z 3L3                      |

### Amenities

|                |                                         |
|----------------|-----------------------------------------|
| Amenities      | Park, Playground, Recreation Facilities |
| Parking Spaces | 4                                       |
| Parking        | Double Garage Attached                  |
| # of Garages   | 2                                       |

### Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)          |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Garburator, Humidifier, Microwave, Range Hood, |

|                 |                                        |
|-----------------|----------------------------------------|
|                 | Refrigerator, Washer, Window Coverings |
| Heating         | Fireplace(s), Forced Air               |
| Cooling         | Central Air                            |
| Fireplace       | Yes                                    |
| # of Fireplaces | 2                                      |
| Fireplaces      | Gas                                    |
| Has Basement    | Yes                                    |
| Basement        | Full, Partially Finished               |

## Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                              |
| Lot Description   | Back Lane, Back Yard, Dog Run Fenced In, Few Trees, Landscaped, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                                                           |
| Construction      | Vinyl Siding, Wood Frame                                                                  |
| Foundation        | Poured Concrete                                                                           |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 10                   |
| Zoning         | DC (pre 1P2007)      |
| HOA Fees       | 227                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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