



**GRASSROOTS**  
REALTY GROUP

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**3326, 10 Prestwick Bay SE  
Calgary, Alberta**

**MLS # A2213416**



**\$329,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	984 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 520
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Storage		

**Inclusions:** N/A

**HUGE CORNER UNIT WITH PLENTY OF WINDOWS !!** One of the largest units in the complex at 984 sq. ft. !! Welcome to McKenzie Towne, this well cared for complex is in a vibrant community close to shopping, recreation and public transit ! This spacious, bright, corner unit features an open floor plan, with the living room ( WITH PRIVATE BALCONY ACCESS ), dining area and kitchen all flowing together ! 2 large bedroom, including the master suite ( WITH A 4 PC. ENSUITE & WALK THROUGH CLOSET ). There's a second, family 4 pc. bath and convenient insuite laundry. There's a titled, heated underground parking space for your convenience as well. **DON'T DELAY...BOOK YOUR SHOWING TODAY !!**