



GRASSROOTS
REALTY GROUP

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**2326, 10 Prestwick Bay SE
Calgary, Alberta**

MLS # A2218648



\$329,900

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	985 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 519
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to Unit 2326 at 10 Prestwick Bay SE – a bright and spacious corner unit with spectacular views in the heart of McKenzie Towne! This well-designed 2-bedroom, 2-bathroom condo offers an ideal blend of comfort and convenience with over 900 sq.ft. of stylish living space. As a corner unit, it benefits from extra windows that flood the space with natural light, creating a warm and inviting atmosphere. The open-concept layout features a functional kitchen with ample cabinetry, flowing seamlessly into the large living and dining area – perfect for entertaining or relaxing at home. The two generously sized bedrooms are located on opposite sides of the unit for added privacy, including a primary suite with a walk-through closet and private 4-piece ensuite. Additional highlights include in-suite laundry, a private balcony, and titled underground parking. Condo fees include all utilities – heat, water, and electricity – for worry-free living. Located just steps away from shopping, dining, schools, parks, and transit, this condo offers unbeatable value in a well-managed complex. Whether you're a first-time buyer, downsizer, or investor, this is an opportunity you don't want to miss!