



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

1322, 10 Prestwick Bay SE  
Calgary, Alberta

MLS # A2219928



**\$295,000**

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	853 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 465
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: None

Don't miss out on this stunning 2-bedroom, 2-bathroom condo located in the desirable community of McKenzie Towne. Recently repainted throughout, this unit offers a well-designed layout with a spacious living room that separates the primary bedroom from the generously sized second bedroom. Enjoy abundant natural light from the sunny south west-facing exposure, which opens onto a large private balcony, perfect for relaxing or entertaining. Additional features include in-suite laundry, a spacious pantry, and titled underground parking. Ideally located within walking distance of bus stops, shopping centers, restaurants, schools, parks, and other amenities, this property is a fantastic opportunity for first-time buyers.