



GRASSROOTS
REALTY GROUP

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**1319, 10 Prestwick Bay SE
Calgary, Alberta**

MLS # A2235834



\$310,000

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	840 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 465
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: n/a

BRIGHT & OPEN 2 BEDROOM + 2 FULL BATH CONDO in the desirable community of McKenzie Towne! ALL UTILITIES INCLUDED in Condo Fee + Recently UPGRADED with new LVP, Paint, Baseboards, Toilets, Blinds/Drapes, Kitchen Faucet, Stove + Microwave hoodfan! 840+ sqft condo with bright kitchen, ss appliances, raised breakfast bar + nook area. Huge central living room with sliding patio doors, leading to spacious + private covered balcony, perfect for a morning COFFEE or evening BBQ. Good sized primary bedroom with walk-through closet + 4 pc ensuite. 2nd bedroom, 4 pc bath + Laundry + Storage Room. Enjoy HEATED underground parking + great access to transit with 117 Express Bus nearby, Deerfoot + Stoney Trail. Just steps away to playground, shopping, restaurants + schools. Please note: dogs are not allowed as per board regulations. Exceptional Value!