



**GRASSROOTS**  
REALTY GROUP

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**2219, 10 Prestwick Bay SE  
Calgary, Alberta**

**MLS # A2240380**



**\$300,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	914 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Assigned, Heated Garage, Parkade, Stall, Titled, Undergr		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 465
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		
<b>Inclusions:</b>	N/A		

Welcome to McKenzie Towne – a vibrant, family-friendly community known for its charm, walkability, and access to top-tier amenities, schools, parks, and more! This bright and spacious 2 bedroom, 2 bathroom corner unit offers 914 sq ft of thoughtfully designed living space and includes TWO parking stalls, one titled underground and one surface stall. From the moment you step inside, you’ll appreciate the open-concept layout, highlighted by durable vinyl plank flooring and an abundance of natural light from large west facing windows. The kitchen is both functional and inviting, featuring a breakfast bar and ample cabinetry; perfect for everyday meals or entertaining guests. The expansive living and dining areas flow seamlessly together, creating a welcoming space to relax or host. Retreat to the generously sized primary bedroom, complete with a walk in closet and a private 4-piece ensuite. A second bedroom and full bathroom provide great flexibility for guests, roommates, or a growing family. You’ll also love the convenience of in unit laundry and plenty of storage throughout. Step outside to your large private balcony, which faces the courtyard and offers a peaceful setting for your morning coffee or evening unwind, there’s plenty of room for patio furniture and plants. Location is everything! and here, you’re just steps from High Street and South Trail Crossing, home to charming boutiques, cafés, restaurants, and essential services. Enjoy being close to Prestwick Common Park, playgrounds, pathways, and highly rated schools like McKenzie Towne School and St. Albert the Great. Plus, you’ll have quick access to Deerfoot and Stoney Trail for an easy commute. This is a rare opportunity to own a well maintained, corner unit in one of Calgary’s most beloved communities. Book your showing today and

experience the lifestyle McKenzie Towne has to offer!