



GRASSROOTS
REALTY GROUP

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**2308, 10 Prestwick Bay
Calgary, Alberta**

MLS # A2245341



\$319,900

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	844 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Linoleum, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 555
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	No Animal Home, Quartz Counters		

Inclusions:	None
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2 Bedrooms & 2 Bathrooms: Spacious layout with bedrooms on opposite sides for privacy. 2 Titled Underground Heated Parking Stalls: Conveniently located close to each other. 1 Titled Storage Locker: Located on the main floor for seasonal items. Premium Add-ons: Extra Parking and the locker originally cost \$25,000 extra (20K for parking, 5K for locker). Recent Upgrades: New professionally installed Vinyl flooring in the dining room, kitchen, living room and in bed rooms, Installed last week of July. New baseboards New stainless steel appliances: fridge, stove, and over-the-range microwave. Features: Open-concept living with natural light and balcony. Quartz countertops and ample cabinet space. In-suite laundry and generous storage with it. Location: In vibrant McKenzie Towne, near shops, parks, schools, and major roadways