



GRASSROOTS
REALTY GROUP

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

4104, 10 Prestwick Bay SE
Calgary, Alberta

MLS # A2255971



\$314,900

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	840 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 464
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Storage		

Inclusions: N/A

Welcome to this inviting main floor condo in the heart of McKenzie Towne, perfectly refreshed with new paint throughout and ready for its next owner. Offering a smart and functional layout, this 2-bedroom, 1-bath unit combines comfort and convenience with all the features you've been looking for. Step inside and you'll appreciate the open concept design, with laminate flooring carrying through the main living areas. The kitchen offers plenty of workspace, complete with maple cabinetry, a tiled backsplash, black appliances, and both a raised eating bar and breakfast counter—perfect for casual meals or entertaining friends. The spacious dining room easily accommodates a full table, while the adjoining family room is anchored by a cozy corner gas fireplace. From here, sliding patio doors lead to your private patio, making it easy to enjoy summer evenings or walk a pet. The primary bedroom features a walk-in closet for excellent storage, while the large in-suite laundry and storage room adds function and convenience. A well-appointed 4-pc bathroom completes the space. This unit also comes with titled underground parking, keeping your vehicle secure and out of the elements year-round. The location is a highlight—you'll love being steps from the shops, restaurants, and services of 130th Avenue, with easy access to both Stoney Trail and Deerfoot Trail for commuting or weekend getaways. McKenzie Towne is known for its walkable, community-focused design, with tree-lined streets, pathways, and excellent amenities right at your doorstep. Whether you're a first-time buyer, downsizer, or investor, this refreshed home offers incredible value in one of Calgary's most desirable southeast communities.

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