



GRASSROOTS
REALTY GROUP

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**3410, 10 Prestwick Bay SE
Calgary, Alberta**

MLS # A2262378



\$325,000

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,053 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Leased, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Ceramic Tile, Linoleum
Roof:	-
Basement:	-
Exterior:	Vinyl Siding
Foundation:	-
Features:	Breakfast Bar, Ceiling Fan(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 555
LLD:	-
Zoning:	M-2
Utilities:	-

Inclusions: N/A

This top floor (nobody upstairs from you is a true bonus) 2 bedroom, 2 bathroom unit features an additional room that could be used for a home office, child's play area, man cave, home gym, library or whatever you wish, At over 1050 sq ft, it's the largest floorplan in the complex. Both bedrooms are a good size so a guest room, roommate or child's room are all possibilities. The in suite laundry is full size front loaders! You'll love the balcony, overlooking the community below and there's even a mountain view to enjoy while sipping your morning coffee, a glass of wine before dinner, or a Saturday afternoon beer with a friend. A titled underground parking space is so welcome in winter and summer, for comfort and security, and the long term leased spot above ground is near the entrance and is very handy for a large vehicle and especially handy for a second vehicle. Easy access to Stoney or Deerfoot for commuting purposes and lots of shopping, restaurants and amenities are so close! The entire unit is Freshly painted and your Condo fees include all utilities for easy budgeting. This unit is move- in ready or easy to rent out as an income property if you prefer. Cats are welcome in the building