



**GRASSROOTS**  
REALTY GROUP

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**4316, 10 Prestwick Bay SE  
Calgary, Alberta**

**MLS # A2274064**



**\$289,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	845 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Hot Water, Natural Gas

**Floors:** Vinyl Plank

**Roof:** -

**Basement:** -

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** -

**Features:** Breakfast Bar, Ceiling Fan(s), Closet Organizers, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 465

**LLD:** -

**Zoning:** M-2

**Utilities:** -

**Inclusions:** N/A

\*\*\*Please visit our Open House Saturday, December 06, 1:00- 3:00 PM\*\*\* Welcome to this bright and spacious 2-bedroom, 2-bathroom condo perfectly located in McKenzie Towne. This west-facing 3rd floor unit offers an open-concept layout that's ideal for everyday living and entertaining. The kitchen, dining, and living areas flow seamlessly together, highlighted by a cozy corner fireplace. Step out to your large, sunny south-facing balcony and enjoy Calgary's sunshine year-round. You can even catch some views of the Rocky Mountains off the balcony. Inside, you'll find a convenient in-suite laundry and storage room, plus all appliances included for move-in-ready ease. A titled underground parking stall provides security and peace of mind. Prestwick Pointe offers unbeatable convenience—just steps from playgrounds, parks, shopping, dining, and everything 130th Avenue has to offer. The Brighton Regional Athletic Park is only a short walk away. Commuting is easy with quick access to Deerfoot, Stoney Trail, 22X, and nearby transit. Whether you're a first-time buyer or an investor looking for strong rental potential, this condo checks all the boxes!