



GRASSROOTS
REALTY GROUP

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

**4101, 10 Prestwick Bay SE
Calgary, Alberta**

MLS # A2278275



\$264,900

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	986 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Fireplace(s), Hot Water, Natural Gas

Floors: Carpet, Linoleum

Roof: -

Basement: -

Exterior: Mixed, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Open Floorplan, Storage

Water: -

Sewer: -

Condo Fee: \$ 519

LLD: -

Zoning: M-2

Utilities: -

Inclusions: None

Welcome to the charming community of McKenzie Towne! This bright and spacious 2-bedroom, 2-bathroom main-floor corner unit offers 985 sq. ft. of living space, making it the largest unit in the complex. The open-concept layout is filled with natural light and features a generous living room with a cozy corner gas fireplace, double doors leading to a well-sized patio, a dedicated dining area, and a functional kitchen with a large breakfast bar. Recent upgrades include new light fixtures, full-size front-load washer and dryer, stainless steel appliances (fridge, electric stove, hood fan, and dishwasher), and new linoleum flooring at the front entrance. The only remaining update is carpet replacement, and the seller is offering a \$5,000 rebate with an acceptable offer—perfect for personalizing the space to your taste. The primary bedroom features a walkthrough closet leading to a 4-piece ensuite, while the second bedroom is generously sized and ideal for guests or a home office. A second 4-piece bathroom, in-suite laundry, and a separate storage room complete the unit. Additional highlights include utilities (electricity, heat, and water) included and one titled, underground heated parking stall. An excellent opportunity to own a well-maintained, spacious condo in a vibrant, walkable neighbourhood close to shops, restaurants, and amenities.