



**1411, 10 Prestwick Bay SE
Calgary, Alberta**

MLS # A2281231



\$199,900

Division: McKenzie Towne

Type: Residential/Low Rise (2-4 stories)

Style: Apartment-Single Level Unit

Size: 484 sq.ft. **Age:** 2006 (20 yrs old)

Beds: 1 **Baths:** 1

Garage: Heated Garage, Underground

Lot Size: -

Lot Feat: -

Heating: Baseboard

Water: -

Floors: Ceramic Tile, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 304

Basement: -

LLD: -

Exterior: Brick, Concrete, Vinyl Siding

Zoning: M-2

Foundation: -

Utilities: -

Features: No Animal Home, No Smoking Home, Pantry

Inclusions: .

Welcome to this upgraded top-floor one-bedroom condo at 10 Prestwick Bay SE, perfectly located in the heart of McKenzie Towne. With a sunny south-facing exposure and a quiet, private balcony, this move-in-ready unit offers comfort, convenience, and exceptional value. Step inside to a thoughtfully designed open-concept layout highlighted by new luxury vinyl plank flooring throughout. The updated kitchen features new meganite countertops, ample cabinet space, and flows seamlessly into the dining area and bright living room—creating an ideal space for both everyday living and entertaining. Just off the living space, the spacious balcony provides a peaceful outdoor retreat, perfect for morning coffee or unwinding at the end of the day. The bedroom serves as a comfortable and tranquil escape, complete with a walk-in closet, while the full bathroom features a clean, modern design with a tub/shower combination. Added conveniences include in-suite laundry, extra storage, and a titled underground parking stall in a heated parkade, keeping your vehicle secure year-round. Plenty of visitor parking is also available. One of the standout features of this home is the affordable condo fees that include ALL utilities—heat, water, and electricity, offering true worry-free ownership. Situated in a highly walkable location, you're just steps from shopping, dining, schools, playgrounds, the Prestwick Spray Park, and all the amenities along 130th Ave. With quick access to Deerfoot and Stoney Trail, commuting anywhere in the city is easy. Perfect for first-time buyers, downsizers, or investors, this bright top-floor unit with quick possession available is ready for you to move in and enjoy. Book your showing today!