



**4425, 10 Prestwick Bay SE
Calgary, Alberta**

MLS # A2289388



\$314,900

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	989 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating: Baseboard, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: -

Exterior: Brick, Vinyl Siding, Wood Frame

Foundation: -

Features: Breakfast Bar, Elevator, No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 519

LLD: -

Zoning: M-2

Utilities: -

Inclusions: N/A

UPDATED TOP FLOOR CORNER END UNIT. *Heat - Electricity - Water all included in condo fees*. Welcome to this 988 square foot 2 bedroom + 2 bathroom home with new carpet and fresh paint located in the SE community of McKenzie Towne. Along with a titled, heated underground parking spot. This unit welcomes you to an over-sized entry seamlessly transitioning to the dining area and open-concept kitchen with timeless maple cabinetry and breakfast bar. The living room gives access to the oversized balcony where you can enjoy your morning coffee. The primary bedroom features ample space for a sizable bed and includes a walk-through closet leading to a 4-piece ensuite bathroom. A generously scaled second bedroom, 4 piece bathroom, convenient ensuite laundry (with stacking washer/dryer) and large storage room complete this unit. A well-thought-out layout positions the bedrooms on opposite sides of the unit, offering privacy, which is a convenient setup for roommates, children, or guests. Perfectly situated just steps away from the vibrant 130th Avenue shopping district, schools, playgrounds, and gorgeous pathways for lovely evening walks, this condo offers unparalleled convenience and lifestyle. Don't forget, the affordable monthly condo fees include your heat, water, and electricity! Book your showing today!