



**2317, 10 Prestwick Bay SE
Calgary, Alberta**

MLS # A2290583



\$269,900

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	841 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 465
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers		

Inclusions: Wall mounted shelves, Hanging pots and pans rack

Welcome to this bright and well-maintained 2-bedroom, 2-bathroom condo offering 841 sq ft of comfortable living space, perfectly located near the shops, restaurants, and everyday conveniences of 130th Avenue and McKenzie Towne. Inside, you’ll find a functional open-concept layout designed for both comfort and practicality. The kitchen features ample cabinetry, generous counter space, and a convenient breakfast bar that flows seamlessly into the dining and living areas. The spacious living room is filled with natural light and opens directly to the private west-facing balcony, providing the perfect spot to relax and enjoy beautiful evening sunlight throughout the spring and summer months. The thoughtfully designed floor plan includes two good sized bedrooms and two full bathrooms, offering excellent flexibility for homeowners, guests, or roommates. The primary bedroom features a walk-through closet leading to a private ensuite, while the second bedroom is located near the main bathroom and offers easy access to the living space. Additional highlights include in-suite laundry, durable flooring throughout the main living areas, and a titled heated underground parking stall – a welcome convenience during Calgary’s winter months. Residents will appreciate the quiet atmosphere of the building with excellent soundproofing between units, along with the added value of condo fees that include utilities, helping make monthly expenses simple and predictable. Located just minutes from grocery stores, coffee shops, restaurants, fitness centres, and retail along 130th Avenue, this home also offers access to nearby pathways that make it easy to walk to local amenities. With quick access to major routes and everyday conveniences close by, this condo offers a fantastic combination of comfort, location, and low-maintenance living.