



**4206, 10 Prestwick Bay SE
Calgary, Alberta**

MLS # A2291732



\$269,900

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	834 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 465
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan		

Inclusions: Curtain Rods, Drapery

EVERYTHING YOU NEED & AND A FEW THINGS YOU DON'T EXPECT. Welcome to this 2 BEDROOM, 2 BATHROOM apartment in Prestwick in McKenzie Towne, a location that quietly solves a lot of everyday problems. Groceries, restaurants, coffee, fitness, banking & the entire 130th Avenue shopping district is just a short walk away, meaning many of your daily errands can happen without ever starting the car. Inside, the home has already had the important updates taken care of. LUXURY VINYL PLANK runs throughout the entire unit, creating a clean, cohesive look that's both durable and easy to live with. The UPDATED APPLIANCES give the kitchen a refreshed, functional feel that works just as well for quick weekday meals as it does for weekend hosting. The layout is practical and well-balanced. TWO BEDROOMS and TWO FULL BATHS make the space flexible for roommates, guests, or a comfortable work-from-home setup. The primary bedroom includes its own private ensuite and walkthrough closet, while the second bedroom sits conveniently near the main bathroom & a simple design that makes everyday living feel easy. And then there's a feature that's genuinely hard to find at this price point: TWO TITLED PARKING STALLS. Whether you have two vehicles, regular guests, or simply like having options, it's the kind of bonus that makes life noticeably more convenient. One heated Underground, and one surface stall. Even better, condo fees INCLUDES ELECTRICITY, helping keep monthly expenses predictable and straightforward. Set in the established community of Prestwick in McKenzie Towne, you're surrounded by parks, pathways, schools, and one of southeast Calgary's most convenient retail hubs. It's a location that offers the best of both

worlds — neighbourhood charm with everyday amenities just minutes away. If you've been looking for a move-in ready apartment in a walkable location with rare extras like two titled parking stalls, this one deserves a closer look. **BOOK YOUR SHOWING TODAY!**