



2310, 10 Prestwick Bay SE
Calgary, Alberta

MLS # A2300764

\$315,000



2310 | 10 Prestwick Bay | SE

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,060 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 555
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, See Remarks, Soaking Tub, Storage		

Inclusions: All unattached goods are sold as-is where-is and are not guaranteed and no representations or warranties whatsoever are given in connection therewith. As per Schedule "A"

2 Bedroom 2 baths & Den Enjoy the comfort of one of the largest layouts in the complex, where a thoughtful design and south-facing exposure combine to create a bright and inviting place to call home. Step inside to an open-concept plan finished in durable laminate flooring and a neutral colour palette that easily adapts to your personal style while keeping everyday maintenance simple. Gather in the living area where natural light fills the space and extends seamlessly toward the covered balcony, creating an ideal setting for both quiet evenings and casual entertaining. Move into the kitchen where a functional peninsula with breakfast bar seating supports easy meal preparation while maintaining connection to the main living areas. Set apart for flexibility, a dedicated den provides the perfect environment for a home office, workout space or hobby room depending on your needs. At the end of the day, retreat to the primary bedroom where a private 3-piece ensuite adds comfort and convenience to your daily routine. A second bedroom and a full 4-piece bathroom allow for guests or shared living, while in-suite laundry supports effortless day-to-day living. Benefit from heated underground parking and a separate storage locker that help keep your vehicle protected and belongings organized year-round. Appreciate the value of low condo fees that include all utilities, helping simplify monthly budgeting with minimal additional costs. Step outside and walk to the extensive shopping, dining and services along 130 Avenue SE, placing everything you need within easy reach while maintaining the quieter feel of a residential setting. Take advantage of nearby parks, playgrounds, pathway systems, seasonal splash park and winter skating rink that bring year-round recreation right into your community.