



**4423, 10 Prestwick Bay SE
Calgary, Alberta**

MLS # A2152766



\$329,777

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	931 sq.ft.	Age:	2007 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 520
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home		

Inclusions: garburator

Electricity Included in Condo Fees! This top-floor unit offers 931 square feet of space and comfort, featuring one of the best layouts in the complex. Enjoy privacy with a smart separation between the living area and bedrooms. The open floor plan includes a large, sunlit living room, a dining area, and a well-appointed kitchen with ample counter space. This home is ideal for a family or anyone needing a home office, with two generously sized bedrooms and a flex room currently used as a second office. The spacious primary bedroom features a walk-in closet and an ensuite bathroom, while the second bedroom, also generously sized, is conveniently located next to the second bathroom. Additional titled locker storage on the building's main level ensures extra space for all your belongings. Only 11 lockers are available in the entire building, and one will be yours. Situated close to shopping on 130th Ave and with easy access to Stoney Trail and Deerfoot Trail, this unit offers a perfect blend of convenience and functionality in a prime location.