



**4424, 10 Prestwick Bay SE
Calgary, Alberta**

MLS # A2185658



\$305,000

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	870 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Forced Air, Natural Gas

Floors: Linoleum, Vinyl Plank

Roof: Asphalt Shingle

Basement: -

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Granite Counters

Water: -

Sewer: -

Condo Fee: \$ 466

LLD: -

Zoning: M-2

Utilities: -

Inclusions: N/A

Top Floor Unit with Stunning Mountain Views! Welcome to this bright and spacious 2-bedroom, 1-bathroom condo on the 4th floor, complete with TITLED UNDERGROUND PARKING. Boasting a well-designed layout, this home features a functional kitchen with ample cabinetry, a raised breakfast bar, and a reverse osmosis water system. The dedicated dining area comfortably fits a large table, while the living room offers durable updated LVP flooring and opens onto a sunny, west-facing balcony where you can enjoy breathtaking mountain views. The generous primary bedroom is complemented by a second bedroom, a 4-piece main bathroom, and the convenience of in-suite laundry with additional storage. Condo fees include heat, electricity, and water/sewer, ensuring a hassle-free lifestyle. Perfectly situated within walking distance of parks, schools, and transit, this unit is just a short drive to Deerfoot Trail, Stoney Trail, and all the amenities of 130th Avenue, including grocery stores, shopping, restaurants, and more. Don't miss this opportunity to enjoy top floor living with unbeatable views and convenience!