



**3425, 10 Prestwick Bay SE
Calgary, Alberta**

MLS # A2190843



\$348,999

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	990 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Covered, Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: None

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, Laminate Counters

Water: -

Sewer: -

Condo Fee: \$ 520

LLD: -

Zoning: M-2

Utilities: -

Inclusions: none

Discover this sun-filled top-floor corner unit featuring 2 bedrooms, 2 baths, and underground heated parking. Designed for comfort and convenience, the open-concept layout boasts a spacious living room, central dining area, and a large kitchen—perfect for entertaining. Step out onto your covered patio, complete with a gas hookup for your BBQ, and enjoy year-round outdoor living. The primary bedroom offers a walkthrough closet leading to a 4-piece ensuite, while the second bedroom is ideal for guests or a home office. Additional highlights include in-suite laundry, a separate storage room, and ample visitor parking. Located within walking distance of shopping and services at 130th Avenue, with quick access to 52nd Street and Stoney Trail, this home is a perfect blend of comfort and convenience. Don't miss out—schedule your viewing today!