



GRASSROOTS
REALTY GROUP

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**3304, 10 Prestwick Bay SE
Calgary, Alberta**

MLS # A2194108



\$299,950

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	930 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 501
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Elevator, Open Floorplan, Walk-In Closet(s)		

Inclusions: None

Welcome to this exceptionally clean and well-maintained 930 sq. ft. condo on the 3rd floor, offering 2 spacious bedrooms and 2 full bathrooms in the heart of McKenzie SE! This bright and open-concept unit features a private balcony, perfect for morning coffee or evening relaxation. The primary bedroom boasts a walk-in closet and a full ensuite for added privacy. Recent updates include a brand-new dishwasher, hood fan, and modern toilets in both bathrooms. The functional kitchen provides ample counter space, and the in-suite laundry adds everyday convenience. Enjoy the comfort of heated underground parking and the ease of plenty of visitor parking for guests. Located just minutes from 130th Avenue Shopping Centre, you'll have grocery stores, restaurants, cafes, and all essential amenities at your doorstep. This well-managed building is perfect for first-time buyers, downsizers, or investors. Don't miss out on this move-in-ready gem—book your private viewing today with your favourite Realtor!