



**2305, 10 Prestwick Bay SE  
Calgary, Alberta**

**MLS # A2195763**



**\$309,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | McKenzie Towne                     |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment                          |               |                   |
| <b>Size:</b>     | 836 sq.ft.                         | <b>Age:</b>   | 2005 (20 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Stall, Titled, Underground         |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Baseboard   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 466 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, Laminate Counters, Open Floorplan, Soaking Tub, Track Lighting, Walk-In Closet(s) |                   |        |

**Inclusions:** None

Bright 2 bedroom, 2 bathroom condo located at the Pointe at Prestwick! The open plan presents laminate flooring, spacious living & dining areas & kitchen that's finished with an eating bar, dark maple shaker cabinets & black appliance package. The primary bedroom includes a walk-thru closet to a private 4 piece ensuite. Bedroom two & the 4 piece bath are ideal for guests or children. Other notable features include in-suite laundry, a large private balcony & one titled parking stall in the secured, heated underground parkade. Located walking distance or a short drive to shopping, banks, restaurants, cafes, parks & schools plus easy access to 52nd Street & Deerfoot & Stoney Trails.