



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**2308, 10 Prestwick Bay  
Calgary, Alberta**

**MLS # A2202189**



**\$319,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	844 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 555
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, Quartz Counters		

**Inclusions:** None

Welcome to your new home, a highly sought condominium situated in the vibrant community of McKenzie Towne! This spacious 2-bedroom, 2-bathroom (with 2 underground titled parking stalls and 1 titled locker) is perfect for professionals, young families, or anyone seeking the comfort and convenience of a condo living in a thriving neighborhood. The Titled parking and titled storage costed \$25 000 extra at the time of purchase (20K for parking and 5K for locker) and is reflecting in the price. Upon entering, you'll be greeted by an open-concept layout that seamlessly combines style and functionality. The bright living room, adorned with a patio door, invites natural light to flood the space, creating a warm and welcoming atmosphere. The living area also opens onto a private balcony, perfect for sipping your morning coffee or relaxing with a book. The kitchen has quartz countertops with plenty of cabinet and floor space. The adjacent dining area provides an ideal space for entertaining guests or enjoying cozy meals with loved ones. The primary bedroom serves as a peaceful retreat, offering generous space, a walk-through closet, and an ensuite full bathroom. The second bedroom is almost equally spacious, perfect for guests, a home office, or a child's bedroom. A second full bathroom ensures convenience for all occupants and visitors. Note that bedrooms are on each side of the unit providing ultimate privacy. This unit stands out with its value. It includes two titled underground heated parking stalls, offering unmatched convenience located close to each other, and a separate storage unit on the main floor, providing extra space to store your seasonal belongings. These premium amenities are a unique find in this building. It also includes in-suite laundry for maximum convenience and much space for storage options. The condominium is ideally

situated in McKenzie Towne, providing easy access to an array of amenities. From shops, restaurants, and cafes to schools, parks, and walking trails, everything you need is just a short stroll away. Commuters will appreciate the quick access to major roadways, making downtown Calgary or other parts of the city easily reachable. This 2-bedroom, 2-bathroom unit with 2 Parking stalls and a separate locker is ready to welcome its new owners. Don't miss out on this amazing opportunity to own a piece of the sought-after McKenzie Towne community. Book your showing today and make this your next home!