



**GRASSROOTS**  
REALTY GROUP

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**4105, 10 Prestwick Bay SE  
Calgary, Alberta**

**MLS # A2204733**



**\$309,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	851 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 467
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** none

Spacious Condo in a Prime Community, Discover this well-maintained main floor unit, a 2-bedroom, 2-bathroom condo located in one of the most sought-after neighborhoods. Featuring a recently updated appliance-brand new stove, hood fan, washer and modern flooring, and freshly new paint throughout the unit. This apartment combines comfort with contemporary style. The kitchen and both wash rooms have brand new Countertops. Whether you're looking for a cozy home or a smart investment, this condo is a perfect choice. Looks NEW inside - neutral tones, Ideal OPEN FLOOR PLAN with bedrooms separated by the living area for added privacy. The SPACIOUS living room has double sliding doors to OUTDOOR PATIO. Hot water RADIANT heating throughout with baseboard radiators, and thermostatic control - included in condo fees! Condo fees also include Electricity. Includes one underground parking spot - Visitor parking on the street or outdoor stalls. This is an EXCELLENT OPPORTUNITY for first-time buyers to get a "new" condo in a great complex, CLOSE ACCESS to Deerfoot, downtown, or 22X. CONVENIENT LOCATION in the building eliminates stairs and a long walk from the elevator! McKenzie Towne is a unique community with a European feel - all amenities nearby! Right-priced 2 bed/2 baths in the area! Move in immediately!