



GRASSROOTS
REALTY GROUP

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**1319, 10 Prestwick Bay SE
Calgary, Alberta**

MLS # A2206979



\$294,900

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	852 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 465
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to your new home. A highly sought condominium complex situated in the vibrant community of McKenzie Towne! This spacious 2-bedroom, 2-bathroom unit is perfect for professionals, young families, or anyone seeking the comfort and convenience of a condo living in an established neighborhood. Upon entering, you'll notice an open-concept layout that is very functional. The bright living room has a patio door leading to your private balcony. The kitchen has plenty of cabinet and floor space. The adjacent dining area is an ideal space for entertaining guests or enjoying your solitude. The primary bedroom offers generous space, a walk-through closet, and an ensuite full bathroom. The second bedroom is perfect for guests, a home office, or a child's bedroom. A second full bathroom provides convenience for visitors or grandchildren. The bedrooms are on the opposite side of the unit providing some privacy. In-suite laundry is very convenient and has some additional storage space. The condominium is ideally situated in McKenzie Towne, providing easy access to an array of amenities. LOW CONDO FEES PROVIDE ALL UTILITY COSTS INCLUDING ELECTRICITY. 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 Deerfoot Trail and Stoney Trail, making downtown Calgary and the mountains equally accessible. Don't miss out on this opportunity to own your home in the McKenzie Towne community. Call your realtor for a showing.