



**GRASSROOTS**  
REALTY GROUP

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**1418, 10 Prestwick Bay SE  
Calgary, Alberta**

**MLS # A2209169**



**\$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>	917 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 465
<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>	Laminate Counters, Open Floorplan, Storage, Walk-In Closet(s)		

<b>Inclusions:</b>	N/A
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Welcome to The Pointe at Prestwick in the lively community McKenzie Towne! This TOP FLOOR UNIT features 2 spacious bedrooms and 2 4pc bathrooms within a well-designed floor plan, as well as both DOWNTOWN CITY VIEWS & MOUNTAIN VIEWS. A standout feature of this unit is the underground heated TITLED PARKING—an essential during Calgary’s winters—along with ample visitor parking for guests. Inside, a BRIGHT and OPEN LIVING SPACE seamlessly connects to the kitchen and dining area. The kitchen offers a perfect balance of STYLE and FUNCTIONALITY, boasting MODERN FINISHES and generous counter space, ideal for meal preparation. The bedrooms are strategically positioned on opposite sides of the unit for added privacy, making the layout perfect for roommates or guests. The primary bedroom features a spacious WALK-THROUGH closet leading to the ENSUITE bathroom, enhancing comfort and accessibility. This unit also features a designated space with IN-UNIT LAUNDRY, with additional space for storage for all your items. Step onto the expansive PRIVATE BALCONY to enjoy morning coffee or relax with evening views, with the added benefit of a top-floor location ensuring extra privacy. Situated just minutes from 130th Avenue, this condo offers easy access to McKenzie Towne’s shopping and dining options, making everyday errands and outings convenient. Quick access to major roads ensures smooth connectivity to the rest of the city. With ALL-INCLUSIVE CONDO FEES, modern upgrades, top-floor privacy, and a PRIME LOCATION, this condo offers both comfort and convenience in one exceptional package. Book a showing today!