



**DJ Golden**  
**REAL ESTATE**

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**1322, 10 Prestwick Bay SE**  
**Calgary, Alberta**

**MLS # A2219928**



**\$295,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	853 sq.ft.	<b>Age:</b>	2007 (18 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>	Baseboard, Electric, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<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>	No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Walk-In Closet(s)		

**Inclusions:** None

Don't miss out on this stunning 2-bedroom, 2-bathroom condo located in the desirable community of McKenzie Towne. Recently repainted throughout, this unit offers a well-designed layout with a spacious living room that separates the primary bedroom from the generously sized second bedroom. Enjoy abundant natural light from the sunny south west-facing exposure, which opens onto a large private balcony, perfect for relaxing or entertaining. Additional features include in-suite laundry, a spacious pantry, and titled underground parking. Ideally located within walking distance of bus stops, shopping centers, restaurants, schools, parks, and other amenities, this property is a fantastic opportunity for first-time buyers.