

2308, 10 Prestwick Bay  
 Calgary, Alberta

MLS # A2245341



**\$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>     | Linoleum, Vinyl                 | <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 |                   |        |

|                    |      |
|--------------------|------|
| <b>Inclusions:</b> | None |
|--------------------|------|

2 Bedrooms & 2 Bathrooms: Spacious layout with bedrooms on opposite sides for privacy. 2 Titled Underground Heated Parking Stalls: Conveniently located close to each other. 1 Titled Storage Locker: Located on the main floor for seasonal items. Premium Add-ons: Extra Parking and the locker originally cost \$25,000 extra (20K for parking, 5K for locker). Recent Upgrades: New professionally installed Vinyl flooring in the dining room, kitchen, living room and in bed rooms, Installed last week of July. New baseboards New stainless steel appliances: fridge, stove, and over-the-range microwave. Features: Open-concept living with natural light and balcony. Quartz countertops and ample cabinet space. In-suite laundry and generous storage with it. Location: In vibrant McKenzie Towne, near shops, parks, schools, and major roadways