

**1319, 10 Prestwick Bay SE**  
**Calgary, Alberta**
**MLS # A2206979**

**\$285,000**

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

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<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>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

An affordable home or a great investment opportunity. 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 Greg or your realtor for a private showing.