

**3224, 10 Prestwick Bay SE**  
**Calgary, Alberta**

**MLS # A2213250**



**\$310,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	867 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Owned, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 465
<b>Basement:</b>	None	<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>	Vinyl Windows		

<b>Inclusions:</b>	NA		
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Modern Comfort Meets Community Living in the Heart of McKenzie Towne – Perfect for First-Time Buyers! Step into the perfect blend of comfort, convenience, and community with this bright and beautifully maintained 2-bedroom, 1-bathroom apartment in McKenzie Towne – one of Southeast Calgary’s most walkable, family-friendly neighborhoods. With titled, secured, and heated underground parking, and 866 sq ft of smart, functional living space, this home offers the ideal layout for young couples, remote workers, or anyone looking to break into the housing market without compromise. The open-concept kitchen and living area flow seamlessly onto a private balcony – great for morning coffees, evening wine, or a little container gardening. Both bedrooms are generously sized – use one as a cozy guest room, a dedicated home office, or future nursery. The modern bathroom, in-suite laundry, and ample storage throughout add to the home’s comfort and convenience. You’ll love the unbeatable location. Just steps to parks, playgrounds, and pathways. Short walk to top-rated schools and daycares. Minutes from shopping, groceries, restaurants, transit and quick access to Deerfoot & Stoney Trail for easy commuting. Whether you’re starting your homeownership journey, adding to your investment portfolio, or simplifying your lifestyle, this apartment offers exceptional value in a vibrant, welcoming community. Don’t miss your chance to make this well maintained McKenzie Towne apartment your home – book your private showing today!