

**1408, 10 Prestwick Bay SE
Calgary, Alberta**

MLS # A2177501



\$319,900

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	846 sq.ft.	Age:	2007 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating: Baseboard

Floors: Ceramic Tile, Laminate

Roof: -

Basement: -

Exterior: Brick, Vinyl Siding, Wood Frame

Foundation: -

Features: Breakfast Bar, Open Floorplan, Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 466

LLD: -

Zoning: M-2

Utilities: -

Inclusions: garage door fob, all window coverings

Move in Ready! This bright, top-floor unit offers 846 sq.ft. of immaculate living space, featuring 2 bedrooms and 2 baths thoughtfully separated by the living area — ideal for roommates. The unit has been meticulously maintained and includes updated laminate and tile flooring throughout (no carpet!). Enjoy an open-concept kitchen and dining area that overlooks the living room, complete with a cozy fireplace. Step outside to a spacious, north-facing balcony where you can take in city views and watch both sunrises and sunsets. The primary bedroom is generously sized and includes a walk-through closet leading to a private ensuite. A second bedroom, additional bathroom, and a laundry room with storage complete this great unit. A titled underground parking stall is also included for added convenience. Low condo fees of \$466.13 per month includes all utilities (water, heat & electric). Located within walking distance of the amenities on 130th Avenue and offering easy access to Deerfoot Trail, this unit is in an ideal location and available for immediate possession!