



THE
A-TEAM

**RE/MAX
FIRST**

10 PRESTWICK Bay #3116, Calgary T2Z 0B3

MLS® #: **A2149603** Area: **McKenzie Towne** Listing Date: **07/17/24** List Price: **\$320,000**
 Status: **Active** County: **Calgary** Change: **-\$5k, 08-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2006**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Landscaped
Titled, Underground
 Utilities and Features

Finished Floor Area

Abv Sqft: **840**
 Low Sqft:
 Ttl Sqft: **840**

DOM

61
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**
 Garage Sz:

Roof: **Asphalt Shingle**
 Heating: **Baseboard, Natural Gas**
 Sewer:
 Ext Feat: **Balcony, Playground**

Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Linoleum**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer**
 Int Feat: **Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`9" x 8`8"	Dining Room	Main	10`1" x 12`1"
Living Room	Main	15`10" x 11`9"	Bedroom - Primary	Main	11`11" x 10`2"
Bedroom	Main	10`2" x 9`8"	4pc Bathroom	Main	
4pc Ensuite bath	Main		Walk-In Closet	Main	4`7" x 7`2"
Laundry	Main	7`10" x 3`10"	Balcony	Main	25`2" x 11`10"

Legal/Tax/Financial

Condo Fee: **\$466** Title: **Fee Simple** Zoning: **M-2**
 Fee Freq: **Monthly**

Legal Desc: **0610501 /20**

Remarks

Pub Rmks: **2 Bedroom, 2 full bathroom condo conveniently located by large shopping centre, school, bus stop, park. Just minutes from Deerfoot & Stoney Trail. Ground floor unit. Open design. Modern kitchen. Living room with gas fireplace and double french door to large covered patio. Master bedroom with walk-in-closet and full ensuite. Coming with all appliances (fridge, stove, dishwasher, washer & dryer). In unit laundry, storage room. Save money on utility payments, take note that condo fees include power, gas, water/sewer/garbage. Parking in the heated underground garage (titled parking Stall #3). Modern, clean, well kept unit. Pets with condo approval, but no dogs.**

Inclusions: **N/A**

Property Listed By: **Century 21 Advantage**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123