

**10 PRESTWICK Bay #2420, Calgary T2Z 0B5**

MLS® #: **A2159708** Area: **McKenzie Towne** Listing Date: **08/22/24** List Price: **\$329,900**  
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2007**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **912**  
 Low Sqft:  
 Ttl Sqft: **912**

DOM  
**27**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking  
 Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Underground**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Aluminum Siding**  
 Heating: **Baseboard** Flooring: **Carpet**  
 Sewer: Ext Feat: **Balcony** Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Range Hood,Refrigerator,Stove(s),Washer/Dryer**  
 Int Feat: **Ceiling Fan(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`3" x 12`0"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`1" x 10`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`11" x 15`2"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`1" x 8`9"</b>

Legal/Tax/Financial

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

Legal Desc:

**0713209**

Remarks

Pub Rmks:

**Experience unbeatable value with this spacious South facing ( unobstructive views) top-floor 2-bedroom, 2-full-bath condo featuring underground titled parking in McKenzie Towne. Enjoy stunning south-facing views with abundant sunlight streaming into your unit. All major utilities, such as electricity, gas, heat, and water are included in your monthly condo fees. For additional storage, the unit also comes with an assigned storage space separate from the unit. The open-concept kitchen seamlessly connects to the living room, ideal for hosting gatherings. The primary bedroom features ample space for a sizable bed and includes a walk-through closet that leads to a luxurious 4-piece ensuite bathroom. The generously sized second bedroom provides access to another full bathroom. With the convenience of in-unit laundry and plenty of storage space, this unit ensures both comfort and practicality. Freshly painted and move-in ready for the new homeowners. Perfectly situated just steps away from the vibrant 130th Avenue shopping district, schools, playgrounds, and gorgeous pathways for lovely evening walks, this condo offers unparalleled convenience and lifestyle. Schedule your showing today and seize the opportunity to move into this exceptional space and call it your home!**

Inclusions:

**N/A**

Property Listed By:

**CIR Realty**

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