



THE
A-TEAM

**RE/MAX
FIRST**

10 PRESTWICK Bay #2325, Calgary T2Z 0B5

MLS® #: **A2161858** Area: **McKenzie Towne** Listing Date: **09/06/24** List Price: **\$340,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2007**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Underground

Finished Floor Area

Abv Sqft: **979**
 Low Sqft:
 Ttl Sqft: **979**

DOM

12
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard,Hot Water,Radiant**
 Sewer:
 Ext Feat: **None**

Construction: **Brick,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Kitchen Island**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	8`8" x 12`1"	Bedroom - Primary	Main	13`11" x 11`3"
Dining Room	Main	13`7" x 13`1"	4pc Ensuite bath	Main	4`11" x 7`2"
Living Room	Main	12`3" x 14`3"	Bedroom	Main	10`2" x 11`10"
4pc Bathroom	Main	4`11" x 7`4"	Foyer	Main	7`0" x 8`6"

Legal/Tax/Financial

Condo Fee: **\$520** Title: **Fee Simple** Zoning: **M-2**

Fee Freq:
Monthly

Legal Desc: **0713209**

Remarks

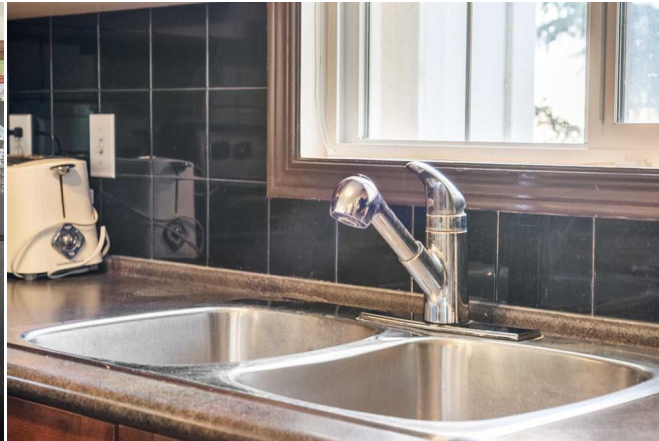
Pub Rmks: **Elevate your lifestyle and step into homeownership with this stunning CORNER END UNIT in the highly desirable community of McKenzie Towne! This spacious 2-bedroom, 2-bath condo offers the perfect fusion of comfort and convenience, complete with the luxury of a titled underground parking stall. The modern U-shaped kitchen features rich shaker cabinets, a convenient island with a breakfast bar, and sleek black appliances that have recently been replaced. Just off the cozy living room you will step out onto your large corner balcony, perfectly positioned to capture both northern and western views. The expansive master suite features two closets; the walk-through closet leads to a private 4-piece ensuite. The generously sized second bedroom has its own adjacent 4-piece bathroom, perfect for family, guests, or a home office. With an unbeatable location, you're just moments away from vibrant amenities, shops, fine dining, and scenic walking and biking paths. Now is the time to claim your place in one of Calgary's most sought-after neighborhoods. Don't miss this exceptional opportunity!**

Inclusions:
Property Listed By: **Fireplace (AS IS)
eXp Realty**

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













2325-10 Prestwick Bay SE, Calgary, AB

Main Floor Interior Area 979.73 sq ft



PREPARED: 2024/09/03



White regions are excluded from total floor area in 100% floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.