



THE
A-TEAM

**RE/MAX
FIRST**

10 PRESTWICK Bay #1104, Calgary T2Z 0E6

MLS® #: **A2173617**

Area: **McKenzie Towne**

Listing Date: **10/18/24**

List Price: **\$325,000**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 25-Oct**

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:

Finished Floor Area
Abv Sqft: **843**
Low Sqft:
Ttl Sqft: **843**

Heated Garage, Titled, Underground

DOM

35

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Hot Water, Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings**
Int Feat: **No Smoking Home, Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Laundry	Main	7' 6" x 5' 2"	Entrance	Main	6' 9" x 3' 8"
4pc Bathroom	Main	7' 10" x 4' 11"	Bedroom	Main	15' 9" x 9' 0"
Bedroom - Primary	Main	10' 11" x 10' 4"	Walk-In Closet	Main	7' 6" x 4' 10"
4pc Ensuite bath	Main	7' 5" x 4' 11"	Dining Room	Main	12' 3" x 10' 11"
Kitchen	Main	9' 9" x 9' 7"	Living Room	Main	14' 3" x 10' 4"
Covered Porch	Main	10' 2" x 8' 1"			

Legal/Tax/Financial

Condo Fee:
\$467

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **0713442**

Remarks

Pub Rmks: **Welcome to this charming 2 bedroom, 2 bathroom condo nestled in the highly desirable community of McKenzie Towne. Situated on the ground floor, this unit features a beautiful covered patio, offering a peaceful outdoor retreat. Inside, the open floor plan creates an inviting space, perfect for entertaining guests or hosting family gatherings. The kitchen and dining area blend seamlessly, providing a central hub that serves as the heart of the home. The kitchen boasts a practical design with ample storage, making it both functional and stylish. The spacious primary bedroom is a peaceful haven, complete with a generous walk-in closet and a 4-piece ensuite bathroom for added comfort and convenience. A second bedroom and a well-appointed 4-piece bathroom offer additional living space. For everyday ease, the in-suite laundry room doubles as a storage area, making household chores simple. Located close to schools, shopping, and dining, this condo is ideally situated near South Health Campus and offers easy access to major routes like Deerfoot Trail and 52nd Street, ensuring a convenient commute. Don't miss the chance to view this delightful property, schedule a showing today to discover all it has to offer!**

Inclusions: **none**
Property Listed By: **Century 21 Bravo Realty**

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













