



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**10 PRESTWICK Bay #2126, Calgary T2Z0B5**

MLS®#: **A2176765**      Area: **McKenzie Towne**      Listing Date: **11/01/24**      List Price: **\$337,000**  
 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: **Parkade, Underground**

Finished Floor Area

Abv Sqft: **987**  
 Low Sqft:  
 Ttl Sqft: **987**

DOM

**20**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer**  
 Int Feat: **Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Stone Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>4' 11" x 7' 4"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11' 11" x 10' 3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11' 9" x 9' 6"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11' 3" x 14' 1"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>5' 0" x 7' 2"</b>	<b>Living Room</b>	<b>Main</b>	<b>15' 7" x 12' 5"</b>

Legal/Tax/Financial

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

Monthly

Legal Desc: 0713209

Remarks

Pub Rmks: **OPEN HOUSE 2-4:30 pm on Saturday 2nd Nov, 2024 \*Heat - Electricity - Water all included in condo fees\*. Welcome to this main floor spacious 2 bed + 2 bath home located in the SE community of McKenzie Towne. Along with a titled underground parking spot. Step into an open floorplan where the living room, dining, and kitchen with brand new quartz countertop built to entertain friends and family. A well-thought-out layout positions the bedrooms on opposite sides of the unit, offering privacy, which is a convenient setup for roommates, children, or guests. The primary bathroom features a walkthrough closet leading to a private 4-piece ensuite. A well-appointed 4-piece bathroom is next to the second bedroom. Nestled in this highly walkable location, you're just steps away from all the shopping, dining, and amenities of 130th Avenue. Surrounded by schools, playgrounds, the Prestwick Spray Park, and so much more. Don't forget, the affordable monthly condo fees include your heat, water, and electricity! Book your showing today!**

Inclusions: **NA**  
Property Listed By: **RE/MAX Complete Realty**

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







