



THE
A-TEAM

**RE/MAX
FIRST**

10 PRESTWICK Bay #4204, Calgary T2Z0B4

MLS®#: **A2177074** Area: **McKenzie Towne** Listing Date: **10/31/24** List Price: **\$329,900**
 Status: **Active** County: **Calgary** Change: **None** 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: **Stall,Underground**

Finished Floor Area

Abv Sqft: **923**
 Low Sqft:
 Ttl Sqft: **923**

DOM

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

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Open Floorplan,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	12`10" x 13`3"	Bedroom	Main	10`10" x 11`0"
4pc Bathroom	Main	0`0" x 0`0"	Laundry	Main	8`5" x 5`2"
Kitchen	Main	9`3" x 9`0"	Dining Room	Main	8`9" x 9`3"
Living Room	Main	12`6" x 14`11"	4pc Ensuite bath	Main	

Legal/Tax/Financial

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

Monthly

Legal Desc: 0611591

Remarks

Pub Rmks: **Welcome to The Pointe at Prestwick !! This 2 Bedroom 2 Bathroom End Unit is in the SE corner of McKenzie Towne and features an open concept floorplan with light maple cabinets, in- suite laundry and a heated underground parking stall. All located in this highly walkable location, close to shopping, dining, and amenities of 130th Avenue. Surrounded by schools, playgrounds, the Prestwick Spray Park, and so much more. Monthly condo fees include your heat, water, and electricity as well.**

Inclusions: n/a
Property Listed By: **Boutique Properties Inc.**

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





