



THE
A-TEAM

**RE/MAX
FIRST**

10 PRESTWICK Bay #1408, Calgary T2Z 0E6

MLS® #: **A2177501**

Area: **McKenzie Towne**

Listing Date: **11/08/24**

List Price: **\$309,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 28-Nov**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **846**
Low Sqft:
Ttl Sqft: **846**

DOM

25
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

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

Access:

Lot Feat: **Landscaped**
Park Feat: **Heated Garage,Parkade,Stall,Titled,Underground**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Open Floorplan,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`0" x 12`0"
Dining Room	Main	8`11" x 5`11"
4pc Ensuite bath	Main	
4pc Bathroom	Main	

Room	Level	Dimensions
Kitchen	Main	11`0" x 10`0"
Bedroom - Primary	Main	10`11" x 10`7"
Bedroom	Main	11`11" x 10`2"
Laundry	Main	7`9" x 3`9"

Legal/Tax/Financial

Condo Fee:
\$466

Title:
Fee Simple

Zoning:
M-2

Legal Desc:

0713442

Fee Freq:
Monthly

Remarks

Pub Rmks:

Move in Ready! This bright, top-floor unit offers 846 sq.ft. of immaculate living space, featuring 2 bedrooms and 2 baths thoughtfully separated by the living area – ideal for roommates. The unit has been meticulously maintained and includes updated laminate and tile flooring throughout (no carpet!). Enjoy an open-concept kitchen and dining area that overlooks the living room, complete with a cozy fireplace. Step outside to a spacious, north-facing balcony where you can take in city views and watch both sunrises and sunsets. The primary bedroom is generously sized and includes a walk-through closet leading to a private ensuite. A second bedroom, additional bathroom, and a laundry room with storage complete this great unit. A titled underground parking stall is also included for added convenience. Low condo fees of \$466.13 per month includes all utilities (water, heat & electric). Located within walking distance of the amenities on 130th Avenue and offering easy access to Deerfoot Trail, this unit is in an ideal location and available for immediate possession!

Inclusions:

garage door fob, all window coverings

Property Listed By:

RE/MAX Realty Professionals

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







