



THE
A-TEAM

**RE/MAX
FIRST**

10 PRESTWICK Bay #1417, Calgary T2Z 0E6

MLS® #: **A2178019** Area: **McKenzie Towne** Listing Date: **11/07/24** List Price: **\$318,000**
 Status: **Pending** County: **Calgary** Change: **-\$12k, 13-Nov** 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: **Titled, Underground**

Finished Floor Area

Abv Sqft: **838**
 Low Sqft:
 Ttl Sqft: **838**

DOM

26
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Oven, Refrigerator, Washer**
 Int Feat: **No Smoking Home, Open Floorplan, Walk-In Closet(s)**
 Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-------------------------|--------------|---------------------|--------------------------|--------------|-----------------------|
| Kitchen | Main | 11`3" x 9`6" | Living Room | Main | 14`1" x 11`11" |
| Dining Room | Main | 12`0" x 9`1" | Bedroom - Primary | Main | 10`10" x 10`7" |
| 4pc Ensuite bath | Main | 7`5" x 4`11" | Walk-In Closet | Main | 7`3" x 4`7" |
| 4pc Bathroom | Main | 8`1" x 4`11" | Bedroom | Main | 11`9" x 10`2" |
| Laundry | Main | 7`9" x 3`9" | Balcony | Main | 12`10" x 8`2" |

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$466

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc: 0713442

Remarks

Pub Rmks: **Welcome to The Pointe at Prestwick in the vibrant McKenzie Towne— this top-floor 838-square-foot unit showcases 2 spacious bedrooms and 2 full, updated bathrooms in a thoughtfully designed floor plan. With LOW CONDO FEES of \$466.13 that cover heat, water, AND electricity, budgeting has never been easier, giving you exceptional value and peace of mind. One of the unit's standout features is the underground heated titled parking—a must-have in Calgary winters—alongside plenty of visitor parking for your guests. As you step inside, you're greeted by a bright, airy living space that flows seamlessly into the kitchen and dining area. The kitchen blends style and function with modern finishes and ample counter space, perfect for crafting your favourite meals. The bedrooms are located on opposing sides of the home, offering added privacy and making this layout ideal for roommates or guests. The primary bedroom is designed for comfort and convenience, complete with a large walk-through closet that leads to the ensuite bathroom, ensuring easy access and a more functional space. Step outside to the expansive private balcony, to enjoy morning coffee or unwind with evening views of the complex, all while benefiting from the added privacy of a top-floor location. Located just minutes from 130th Avenue, this condo puts you at the heart of McKenzie Towne's shopping and dining hub, making errands, coffee runs, and dinner plans wonderfully convenient. Quick access to major routes also means easy connectivity to other parts of the city. With unbeatable all-inclusive fees, updated finishes, top-floor privacy, and a highly desirable location, this condo is more than a home—it's a lifestyle opportunity waiting for you to enjoy.**

Inclusions: N/A

Property Listed By: Royal LePage Benchmark

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







