



THE
A-TEAM

**RE/MAX
FIRST**

10 PRESTWICK Bay #2221, Calgary T2Z 0B5

MLS® #: **A2185044**

Area: **McKenzie Towne**

Listing Date: **01/07/25**

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

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2006**

Finished Floor Area
Abv Sqft: **834**
Low Sqft:
Ttl Sqft: **834**

DOM

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

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage, Parkade, Titled, Underground

Utilities and Features

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

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

Kitchen Appl: **Electric Stove, Microwave, Other, Range Hood, Refrigerator, Washer/Dryer**
Int Feat: **Breakfast Bar, No Animal Home, No Smoking Home, Storage**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|-------|----------------|----------------|-------|-----------------|
| Bedroom - Primary | Main | 10`11" x 10`8" | Walk-In Closet | Main | 7`2" x 4`7" |
| Bedroom | Main | 11`10" x 10`2" | Living Room | Main | 13`10" x 11`10" |
| Kitchen | Main | 10`9" x 8`8" | Dining Room | Main | 10`1" x 8`4" |
| Foyer | Main | 5`5" x 4`4" | Laundry | Main | 6`0" x 3`10" |
| 4pc Ensuite bath | Main | 7`6" x 4`11" | 4pc Bathroom | Main | 8`2" x 4`11" |

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$465

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc: 0713209

Remarks

Pub Rmks: **Welcome to The Pointe at Prestwick in the vibrant community of McKenzie Towne! This bright and spacious 2-bedroom, 2-bathroom condo offers an ideal combination of comfort and convenience. With large windows throughout, the home is filled with natural light, creating a warm and inviting atmosphere. The open-concept kitchen and dining area are perfect for hosting gatherings with family and friends, while the cozy living space leads to a private balcony - a serene spot to unwind. Enjoy the comfort of underground heated parking, a true luxury during chilly winter months. Love being located close to all that 130th Avenue Shopping District offers, commuting is a breeze with quick connections to 52nd Avenue, Deerfoot, and Stoney Trails, as well as convenient transit options. McKenzie Towne offers a wealth of outdoor amenities, including a network of scenic pathways, lush green spaces, parks, and picturesque ponds. Families will love the community's splash park, outdoor hockey rink, and skate park, making it an ideal place for all ages. This stunning property offers the perfect blend of modern living, thoughtful design, and unbeatable location. It's move in ready... Don't miss the opportunity to make it yours – it's a must-see! NOTE: Furnished Images are virtually staged.**

Inclusions: N/A
Property Listed By: CIR Realty

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







