



THE
A-TEAM

**RE/MAX
FIRST**

10 PRESTWICK Bay #4424, Calgary T2Z 0B4

MLS®#: **A2185658** Area: **McKenzie Towne** Listing Date: **01/15/25** List Price: **\$305,000**
 Status: **Pending** 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, Titled, Underground

Finished Floor Area

Abv Sqft: **869**
 Low Sqft:
 Ttl Sqft: **869**

DOM

7

Layout

Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Linoleum, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Granite Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main		Balcony	Main	8`2" x 10`1"
Bedroom	Main	12`3" x 10`0"	Dining Room	Main	11`4" x 14`9"
Foyer	Main	2`6" x 4`4"	Kitchen	Main	9`0" x 8`9"
Laundry	Main	5`3" x 6`0"	Living Room	Main	16`10" x 12`10"
Bedroom - Primary	Main	14`2" x 11`4"			

Legal/Tax/Financial

Condo Fee:
\$466

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **0611591**

Remarks

Pub Rmks: **Top Floor Unit with Stunning Mountain Views! Welcome to this bright and spacious 2-bedroom, 1-bathroom condo on the 4th floor, complete with TITLED UNDERGROUND PARKING. Boasting a well-designed layout, this home features a functional kitchen with ample cabinetry, a raised breakfast bar, and a reverse osmosis water system. The dedicated dining area comfortably fits a large table, while the living room offers durable updated LVP flooring and opens onto a sunny, west-facing balcony where you can enjoy breathtaking mountain views. The generous primary bedroom is complemented by a second bedroom, a 4-piece main bathroom, and the convenience of in-suite laundry with additional storage. Condo fees include heat, electricity, and water/sewer, ensuring a hassle-free lifestyle. Perfectly situated within walking distance of parks, schools, and transit, this unit is just a short drive to Deerfoot Trail, Stoney Trail, and all the amenities of 130th Avenue, including grocery stores, shopping, restaurants, and more. Don't miss this opportunity to enjoy top floor living with unbeatable views and convenience!**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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









