

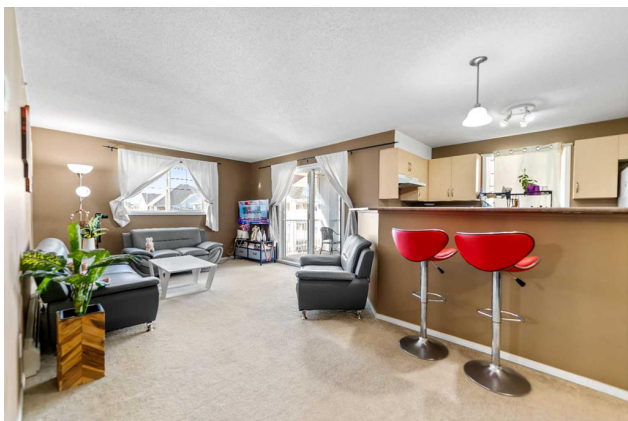


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**10 PRESTWICK Bay #3425, Calgary T2Z 0B3**

MLS® #: **A2190843** Area: **McKenzie Towne** Listing Date: **01/30/25** List Price: **\$348,999**  
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:

**Covered,Heated Garage,Underground**

Finished Floor Area

Abv Sqft: **990**  
Low Sqft:  
Ttl Sqft: **990**

DOM

**23**

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,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range,Built-In Refrigerator,Dishwasher,Garage Control(s),Microwave,Microwave Hood Fan,Washer/Dryer Stacked**  
Int Feat: **Kitchen Island,Laminate Counters**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>11`10" x 9`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`6" x 12`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`5" x 9`4"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`10" x 11`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`11" x 10`3"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`2" x 4`11"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`3" x 4`11"</b>	<b>Balcony</b>	<b>Main</b>	<b>11`8" x 9`7"</b>

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$520

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc: 0610501

Remarks

Pub Rmks: **Discover this sun-filled top-floor corner unit featuring 2 bedrooms, 2 baths, and underground heated parking. Designed for comfort and convenience, the open-concept layout boasts a spacious living room, central dining area, and a large kitchen—perfect for entertaining. Step out onto your covered patio, complete with a gas hookup for your BBQ, and enjoy year-round outdoor living. The primary bedroom offers a walkthrough closet leading to a 4-piece ensuite, while the second bedroom is ideal for guests or a home office. Additional highlights include in-suite laundry, a separate storage room, and ample visitor parking. Located within walking distance of shopping and services at 130th Avenue, with quick access to 52nd Street and Stoney Trail, this home is a perfect blend of comfort and convenience. Don't miss out—schedule your viewing today!**

Inclusions: none  
Property Listed By: CIR Realty

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





