



THE
A-TEAM

**RE/MAX
FIRST**

10 PRESTWICK Bay #4209, Calgary T2Z0B4

MLS®#: **A2193834** Area: **McKenzie Towne** Listing Date: **02/10/25** List Price: **\$280,000**
 Status: **Active** County: **Calgary** Change: **-\$100k, 10-Feb** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2006**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **630**
 Low Sqft:
 Ttl Sqft: **630**

DOM

12
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Courtyard,Other**
 Construction: **Brick,Vinyl Siding,Wood Frame**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Elevator,Kitchen Island,Laminate Counters,No Smoking Home,Pantry,Storage**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	9`7" x 11`1"	Living Room	Main	11`7" x 13`3"
Entrance	Main	3`8" x 6`7"	Kitchen	Main	8`11" x 8`10"
Walk-In Closet	Main	5`11" x 8`1"	Dining Room	Main	6`10" x 10`3"
Laundry	Main	9`6" x 4`2"	4pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee: **\$340** Title: **Fee Simple** Zoning: **M-2**

Fee Freq:
Monthly

Legal Desc: **0611591**

Remarks

Pub Rmks: **Step into this sun-drenched southeast-facing unit, where natural light pours in, and an oversized balcony invites you to unwind and soak up the sunshine. Offering an unbeatable combination of affordability, prime location, and thoughtful upgrades, this condo is a standout choice for first-time buyers or savvy investors. Ideally situated just moments from the vibrant shopping, dining, and amenities of 130th Ave, this home features a functional open-concept design with sleek laminate flooring throughout most of the space. The modern kitchen boasts a breakfast bar, upgraded fridge, and dishwasher, making it as stylish as it is practical. The living area is generously sized, while the spacious bedroom includes a walk-in closet for optimal storage. A true rarity, this unit is strategically positioned near the elevator for easy access, offers the ultimate privacy with no shared walls, and includes in-suite laundry with additional storage. Completing the package is a coveted underground heated parking space—an invaluable perk during those colder months. Opportunities at this price point in such a well-connected and amenity-rich community are few and far between. With top-rated schools, convenient transit options, and everything you need just steps away, this is a must-see!**

Inclusions:
Property Listed By: **N/A
Greater Property Group**

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





