



THE
A-TEAM

**RE/MAX
FIRST**

10 PRESTWICK Bay #3418, Calgary T2Z 0B3

MLS® #: **A2201953**

Area: **McKenzie Towne**

Listing Date: **03/20/25**

List Price: **\$329,999**

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:

Finished Floor Area

Abv Sqft: **850**
Low Sqft:
Ttl Sqft: **850**

DOM

26
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Titled,Underground**

Utilities and Features

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

Construction:
Vinyl Siding,Wood Frame
Flooring:
Ceramic Tile,Vinyl Plank
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Closet Organizers,No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	9`6" x 10`11"
Dining Room	Main	7`4" x 9`7"
4pc Ensuite bath	Main	0`0" x 0`0"
4pc Bathroom	Main	0`0" x 0`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	10`3" x 11`11"
Bedroom - Primary	Main	10`8" x 11`0"
Bedroom	Main	10`3" x 11`11"

Legal/Tax/Financial

Condo Fee:
\$500

Title:
Fee Simple

Zoning:
M-2

Legal Desc:	0610501	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>Welcome to this stunning TOP-FLOOR 2-bedroom, 2-bathroom condo that perfectly blends style, comfort, and convenience! This move-in-ready home features an open-concept layout, brand-newer VINYL PLANK flooring, and updated modern colors throughout. The stylish kitchen is equipped with NEWER STAINLESS STEEL APPLIANCES, offering both efficiency and a sleek, modern look. The breakfast bar provides extra seating, making it perfect for entertaining guests, casual dining, or your morning coffee. One of the best features of this unit is its thoughtful layout—the two bedrooms are positioned on opposite sides, ensuring privacy for residents or guests. Whether you're sharing the space or using the second bedroom as a home office, this layout offers maximum comfort and functionality. As a TOP-FLOOR unit, you'll enjoy peace and privacy—no upstairs neighbors, reduced noise, and plenty of natural light. Step onto your private balcony to unwind and take in open sky views. A standout feature? This unit comes with TWO TITLED PARKING STALLS—a rare and valuable find! Whether you have two vehicles or want the extra stall for guests or rental income, this is a huge advantage. Plus, there's an additional TITLED STORAGE UNIT for all your extra belongings. Located just off 130th Ave, you're steps from shopping, dining, and daily essentials, with easy access to public transit and major roadways. Convenience truly meets comfort in this prime location! Don't miss out on this rare opportunity—schedule your showing today!</p>		
Inclusions:	N/A		
Property Listed By:	eXp Realty		

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







