



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** Construction: **Vinyl Siding,Wood Frame**  
Heating: **Baseboard** Flooring: **Ceramic Tile,Vinyl Plank**  
Sewer: Ext Feat: **Balcony** 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>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>9`6" x 10`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>10`3" x 11`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>7`4" x 9`7"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`8" x 11`0"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`3" x 11`11"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>			

Legal/Tax/Financial

Condo Fee: **\$500** Title: **Fee Simple** Zoning: **M-2**

Fee Freq:  
**Monthly**

Legal Desc: **0610501**

Remarks

Pub Rmks: **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!**

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

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







