

**2325, 10 Prestwick Bay SE**  
**Calgary, Alberta**

**MLS # A2161858**



**\$340,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	980 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Hot Water, Radiant

**Water:** -

**Floors:** Carpet, Ceramic Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 520

**Basement:** -

**LLD:** -

**Exterior:** Brick, Vinyl Siding, Wood Frame

**Zoning:** M-2

**Foundation:** -

**Utilities:** -

**Features:** Breakfast Bar, Kitchen Island

**Inclusions:** Fireplace (AS IS)

Elevate your lifestyle and step into homeownership with this stunning CORNER END UNIT in the highly desirable community of McKenzie Towne! This spacious 2-bedroom, 2-bath condo offers the perfect fusion of comfort and convenience, complete with the luxury of a titled underground parking stall. The modern U-shaped kitchen features rich shaker cabinets, a convenient island with a breakfast bar, and sleek black appliances that have recently been replaced. Just off the cozy living room you will step out onto your large corner balcony, perfectly positioned to capture both northern and western views. The expansive master suite features two closets; the walk-through closet leads to a private 4-piece ensuite. The generously sized second bedroom has its own adjacent 4-piece bathroom, perfect for family, guests, or a home office. With an unbeatable location, you're just moments away from vibrant amenities, shops, fine dining, and scenic walking and biking paths. Now is the time to claim your place in one of Calgary's most sought-after neighborhoods. Don't miss this exceptional opportunity!