

**1408, 10 Prestwick Bay SE**  
**Calgary, Alberta**

**MLS # A2177501**



**\$319,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	846 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

**Heating:** Baseboard

**Floors:** Ceramic Tile, Laminate

**Roof:** -

**Basement:** -

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

**Foundation:** -

**Features:** Breakfast Bar, Open Floorplan, Storage, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 466

**LLD:** -

**Zoning:** M-2

**Utilities:** -

**Inclusions:** garage door fob, all window coverings

Move in Ready! This bright, top-floor unit offers 846 sq.ft. of immaculate living space, featuring 2 bedrooms and 2 baths thoughtfully separated by the living area &mdash; ideal for roommates. The unit has been meticulously maintained and includes updated laminate and tile flooring throughout (no carpet!). Enjoy an open-concept kitchen and dining area that overlooks the living room, complete with a cozy fireplace. Step outside to a spacious, north-facing balcony where you can take in city views and watch both sunrises and sunsets. The primary bedroom is generously sized and includes a walk-through closet leading to a private ensuite. A second bedroom, additional bathroom, and a laundry room with storage complete this great unit. A titled underground parking stall is also included for added convenience. Low condo fees of \$466.13 per month includes all utilities (water, heat & electric). Located within walking distance of the amenities on 130th Avenue and offering easy access to Deerfoot Trail, this unit is in an ideal location and available for immediate possession!