

**1104, 10 Prestwick Bay SE**  
**Calgary, Alberta**

**MLS # A2173617**



**\$325,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	844 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 467
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Vinyl Windows		

**Inclusions:** none

Welcome to this charming 2 bedroom, 2 bathroom condo nestled in the highly desirable community of McKenzie Towne. Situated on the ground floor, this unit features a beautiful covered patio, offering a peaceful outdoor retreat. Inside, the open floor plan creates an inviting space, perfect for entertaining guests or hosting family gatherings. The kitchen and dining area blend seamlessly, providing a central hub that serves as the heart of the home. The kitchen boasts a practical design with ample storage, making it both functional and stylish. The spacious primary bedroom is a peaceful haven, complete with a generous walk-in closet and a 4-piece ensuite bathroom for added comfort and convenience. A second bedroom and a well-appointed 4-piece bathroom offer additional living space. For everyday ease, the in-suite laundry room doubles as a storage area, making household chores simple. Located close to schools, shopping, and dining, this condo is ideally situated near South Health Campus and offers easy access to major routes like Deerfoot Trail and 52nd Street, ensuring a convenient commute. Don't miss the chance to view this delightful property, schedule a showing today to discover all it has to offer!