

2423, 10 Prestwick Bay SE
Calgary, Alberta

MLS # A2181299



\$330,000

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,033 sq.ft.	Age:	2007 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, None	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 520
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry		

Inclusions: None

LOCATION IS EVERYTHING! Nestled in the vibrant heart of SE Calgary, this rare, top floor, 2 bed plus den apartment offers unparalleled convenience and lifestyle. This home combines comfort with practicality, boasting tile and laminate flooring, a functional layout, pantry, and in-unit laundry. The affordable condo fees include ALL utilities. Baseboard heating ensures cozy warmth throughout, while secure parking with an underground titled parking, provides peace of mind. The community truly shines with its family-friendly amenities, featuring playgrounds, nearby schools, ABUNDANT SHOPPING A STONE'S THROW AWAY, sidewalks, and street lighting that create a welcoming atmosphere. Within minutes of walking, you'll find yourself at local favourites like Safeway, Walmart Supercentre, and Lina's Italian Supermercato for all your grocery needs. For coffee enthusiasts, options like Starbucks and Second Cup are just a short drive away, while dining destinations such as Earls Kitchen + Bar and South St. Burger add to the vibrant food scene. Outdoor lovers will appreciate the proximity to parks like Prestwick Spray Park and New Brighton Athletic Park, perfect for relaxation or recreation. Families will value the easy access to nearby schools, with McKenzie Towne School only two minutes away. Essential services, including South Health Campus and local emergency services, are all conveniently located within a short drive. This property perfectly blends a prime location with the comforts of modern living. Don't miss your chance to make it yours—schedule a viewing today!