

**4107, 10 Prestwick Bay SE**  
**Calgary, Alberta**

**MLS # A2227993**



**\$308,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	910 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Hot Water	<b>Water:</b>	Public
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 465
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Elevator, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** none

Enjoy unbeatable convenience in this main floor renovated 2 bed, 2 bath condo, situated close to the main entrance and tucked away behind lush landscaping surrounding the southwest facing patio. Never struggle with groceries again with rare access to sliding doors just steps from your vehicle, making pick ups and drop offs a breeze. Whether you're grilling dinner on the patio with the built-in BBQ gas line or curling up by the cozy gas fireplace on chilly evenings, every detail here is designed for ease of living and practicality. Inside you'll find a fresh, clean space that feels like new in a smart layout that blends comfort with privacy. The bedrooms are placed on opposite sides of the spacious, bright living room that is open to the kitchen and dining area. The master bedroom has a walk through closet and ensuite while the second bedroom sits adjacent to a full guest bathroom, perfect for kids, visitors, or roommates. A generous pantry houses a vented stacking washer/dryer and there are newer black kitchen appliances (stove/fridge/dishwasher) plus microwave/hoodfan. A mixture of maintenance free tile and luxury vinyl flooring flow through the entire unit that also has ceiling fans in every room. You'll also enjoy abundant storage, extensive kitchen cabinets, spacious counter tops, and a secure underground heated assigned parking stall. You'll be in walking distance to all shopping and amenities including schools, parks, and sporting facilities. This unit provides a very comfortable home that was fully renovated 3 years ago and is move-in ready for you today. Parking Stall # 97. No dogs allowed.