

1301, 10 Prestwick Bay SE
Calgary, Alberta

MLS # A2218714



\$334,000

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	990 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Enclosed, Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 537
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		
Inclusions:	N/A		

This large corner unit includes 2 PARKING STALLS and a titled STORAGE LOCKER! Welcome to this bright and spacious 2-bedroom, 2-bathroom CORNER UNIT in the heart of McKenzie Towne! With 989 sq/ft of thoughtfully designed living space, this beautifully maintained home offers comfort, convenience, and functionality. Step inside to find vinyl plank flooring throughout and a bright open-concept layout. The kitchen features GRANITE COUNTERTOPS, a breakfast bar, and ample cabinet space, perfect for cooking and entertaining. The large living and dining areas are flooded with natural light thanks to extra windows from this corner location. The primary bedroom is a true retreat, offering dual closets and a private 4-piece ensuite. A second spacious bedroom and a full 4-piece bathroom make it ideal for roommates, guests, or a small family. The entry flex space is a fantastic bonus, perfect for extra storage or a computer room. You'll also love the in-unit laundry and generous storage throughout. Enjoy your morning coffee or evening wine on the LARGE PRIVATE BALCONY, with plenty of room for outdoor furniture. The unit comes with TWO parking stalls; one titled underground and one surface stall, as well as a titled storage locker. Located in McKenzie Towne, you're just steps from High Street and South Trail Crossing, where you'll find charming shops, restaurants, cafes, and services. Enjoy a walkable lifestyle with Prestwick Common Park, playgrounds, and pathways nearby. Families will love the close proximity to McKenzie Towne School, St. Albert the Great, and quick access to Deerfoot and Stoney Trail for commuting. This is a rare opportunity to own a well-appointed corner unit in a vibrant, established community—book your showing today!