

3408, 10 Prestwick Bay SE
Calgary, Alberta

MLS # A2326351



\$298,000

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	838 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Outside, Parkade, See Remarks, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		
Heating:	Baseboard, Natural Gas		
Floors:	Carpet, Laminate, Linoleum		
Roof:	-		
Basement:	-		
Exterior:	Vinyl Siding, Wood Frame		
Foundation:	-		
Water:	-		
Sewer:	-		
Condo Fee:	\$ 483		
LLD:	-		
Zoning:	M-2		
Utilities:	-		

Features: Breakfast Bar, Laminate Counters, Storage, Walk-In Closet(s)

Inclusions: N/A

Welcome to this beautiful 2-bedroom, 2-bathroom top floor condo located in the heart of McKenzie Towne, one of Southeast Calgary's most desirable master-planned communities. This property offers the perfect blend of style, functionality, and unbeatable convenience for first-time buyers, downsizers, or investors. Step inside to discover a thoughtfully designed, open-concept floor plan that maximizes both space and privacy. The brilliant dual-primary layout positions a bedroom and a bathroom on completely opposite sides of the unit, creating the ultimate setup for roommates, guests, or a quiet home office. The primary retreat features a generous bedroom with a highly coveted walk-through closet that leads seamlessly into a private ensuite bathroom. On the other side of the unit, the spacious second bedroom has easy access to another full 4-piece bathroom, which also perfectly serves guests. Connecting both private wings is a bright, open living and kitchen area that serves as the central hub of the home, ideal for entertaining or unwinding after a long day. Plus a large covered balcony with plenty of privacy and shade from the trees. This unit also includes the ultimate convenience of in-suite laundry. Parking and storage are a standout feature here, offering a rare and high-value package that includes two parking stalls: one heated underground stall to protect your vehicle from the elements and a second assigned above-ground stall. An additional assigned storage locker ensures plenty of room for seasonal gear and extra belongings. Location is everything, and this condo places you within easy walking distance to 130th Avenue, a bustling commercial hub packed with a massive selection of major retail stores, grocery chains, restaurants, and cafes. Beyond shopping, McKenzie Towne is legendary for its vibrant community atmosphere. You are just minutes

away from the iconic High Street boutique district, the McKenzie Towne Hall, and beautiful green spaces like Prestwick Common with its summer splash park and winter skating rink. With extensive paved pathways around scenic ponds and lightning-fast access to Deerfoot Trail and Stoney Trail, this condo offers an unmatched lifestyle opportunity. Book your private viewing today.