

**1320, 10 Prestwick Bay SE  
Calgary, Alberta**

**MLS # A2275679**

# \$289,900



<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<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>	No Smoking Home, Storage		
<b>Inclusions:</b>	All Appliances		

Open House, (Sunday, January 4, 1 pm - 3 pm.) Welcome to this bright and spacious 2-bedroom, 2-bathroom condo in the heart of McKenzie Towne. This east-facing third-floor home offers an open and functional layout that seamlessly connects the kitchen, dining, and living areas, creating a comfortable space for everyday living and entertaining. Sliding patio doors lead to a generous private balcony where you can enjoy Calgary's sunshine and unwind in the evenings. The primary bedroom features a walk-in closet and a private 4-piece ensuite, while the second bedroom and full bathroom are located on the opposite side of the unit, providing excellent privacy. In-suite laundry and storage add everyday convenience. This unit includes a titled underground parking stall and is just steps from parks, playgrounds, shopping, dining, and all the amenities along 130th Avenue. Brighton Regional Athletic Park is only a short walk away, with easy access to Deerfoot Trail, Stoney Trail, 22X, and transit. Ideal for first-time buyers or investors seeking strong rental potential.