

**4107, 10 Prestwick Bay SE
Calgary, Alberta****MLS # A2227993****\$284,900**

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|------------------|------------------------------------|---------------|-------------------|
| Division: | McKenzie Towne | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 840 sq.ft. | Age: | 2006 (19 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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

Inclusions: none

BEST DEAL ON THE MARKET Enjoy the perks of living in a former SHOW SUITE and the unbeatable convenience of 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. This highly accessible unit offers (rare) DIRECT OUTDOOR ACCESS through key-lock sliding patio doors so you'll never struggle with drop-offs or loading again. The extra-large private patio provides room to spread out and enjoy sunny afternoons and evenings. UPGRADES INCLUDE: corner gas FIREPLACE, gas BBQ line, both are a rare find and not found in all suites, extra-long vanities and bathroom mirrors, and 3 CEILING FANS throughout. Modern colors and materials on the fit and finish blend beautifully with any decor. Every detail has been designed for ease of living and practicality. Inside you'll find a bright, fresh space that feels like new in a smart layout that blends comfort with privacy. The bedrooms are placed on opposite sides of the spacious living room that flows into the kitchen and dining area in this OPEN PLAN. The master bedroom has a walk-through closet to the ensuite, while the second bedroom sits adjacent to a full guest bathroom, perfect for kids, visitors, or roommates. A generous pantry houses ample shelving/storage plus a vented stacking WASHER/DRYER and there are newer black kitchen appliances (stove/fridge/dishwasher) plus microwave/hoodfan in the stylish kitchen. A mixture of maintenance-free tile and luxury vinyl flooring flow through the entire unit, that also has extensive kitchen cabinets, spacious countertops, and a secure assigned UNDERGROUND HEATED PARKING STALL. You'll be within 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. ALL UTILITIES INCLUDED in condo fees. Underground Parkade Parking Stall # 97. No dogs allowed.