# \$309,000 - 3224, 10 Prestwick Bay Se, Calgary

MLS® #A2213250

# \$309,000

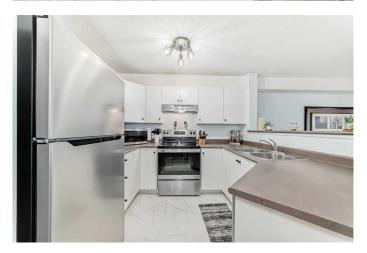
2 Bedroom, 1.00 Bathroom, 867 sqft Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Modern Comfort Meets Community Living in the Heart of McKenzie Towne â€" Perfect for First-Time Buyers! Step into the perfect blend of comfort, convenience, and community with this bright and beautifully maintained 2-bedroom, 1-bathroom apartment in McKenzie Towne â€" one of Southeast Calgary's most walkable, family-friendly neighborhoods. With titled, secured, and heated underground parking, and 866 sq ft of smart, functional living space, this home offers the ideal layout for young couples, remote workers, or anyone looking to break into the housing market without compromise. The open-concept kitchen and living area flow seamlessly onto a private balcony â€" great for morning coffees, evening wine, or a little container gardening. Both bedrooms are generously sized â€" use one as a cozy guest room, a dedicated home office, or future nursery. The modern bathroom, in-suite laundry, and ample storage throughout add to the home's comfort and convenience. You'II love the unbeatable location. Just steps to parks, playgrounds, and pathways. Short walk to top-rated schools and daycares. Minutes from shopping, groceries, restaurants, transit and quick access to Deerfoot & Stoney Trail for easy commuting. Whether you're starting your homeownership journey, adding to your investment portfolio, or simplifying your lifestyle, this apartment offers exceptional value in a vibrant, welcoming community. Don't miss your chance to make this well







maintained McKenzie Towne apartment your home – book your private showing today!

#### Built in 2006

# **Essential Information**

MLS® # A2213250 Price \$309,000

Bedrooms 2
Bathrooms 1.00
Full Baths 1
Square Footage 867

Square Footage 867
Acres 0.00
Year Built 2006

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 3224, 10 Prestwick Bay Se

Subdivision McKenzie Towne

City Calgary
County Calgary
Province Alberta
Postal Code T2Z 0B3

#### **Amenities**

Amenities Elevator(s), Parking, Trash, Visitor Parking, Secured Parking, Snow

Removal

Parking Spaces 1

Parking Parkade, Underground, Owned, Titled

# of Garages 1

# Interior

Interior Features Vinyl Windows

Appliances Dishwasher, Garage Control(s), Range Hood, Refrigerator, Window

Coverings, Electric Range, Washer/Dryer Stacked

Heating Baseboard, Hot Water

Cooling None

# of Stories

Basement None

# **Exterior**

Exterior Features Balcony

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed April 21st, 2025

Days on Market 56

Zoning M-2

HOA Fees 227

HOA Fees Freq. ANN

# **Listing Details**

Listing Office eXp Realty

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