

# \$249,999 - 4209, 10 Prestwick Bay Se, Calgary

MLS® #A2205528

**\$249,999**

1 Bedroom, 1.00 Bathroom, 577 sqft

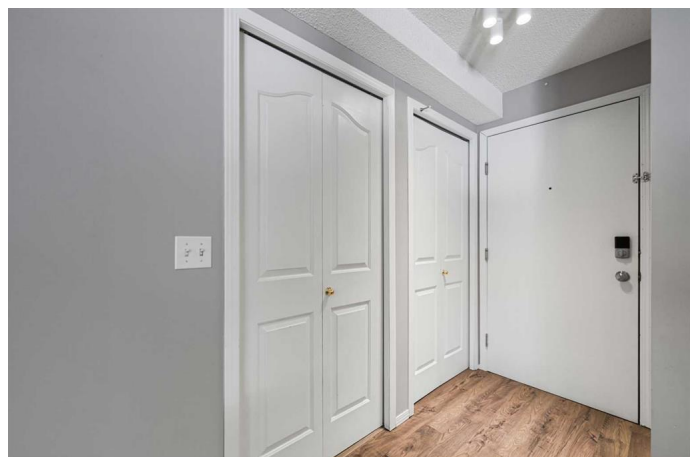
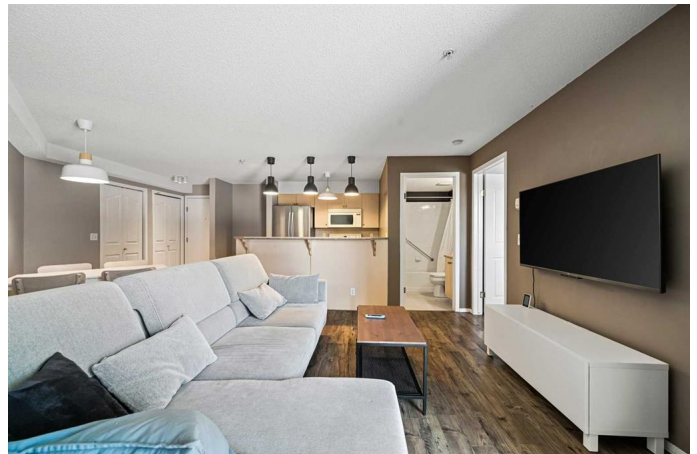
Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Step into this sun-drenched southeast-facing unit, where natural light pours in, and an oversized balcony invites you to unwind and soak up the sunshine. Offering an unbeatable combination of affordability, prime location, and thoughtful upgrades, this condo is a standout choice for first-time buyers or savvy investors. Ideally situated just moments from the vibrant shopping, dining, and amenities of 130th Ave, this home features a functional open-concept design with sleek laminate flooring throughout most of the space. The modern kitchen boasts a breakfast bar, upgraded fridge, and dishwasher, making it as stylish as it is practical. The living area is generously sized, while the spacious bedroom includes a walk-in closet for optimal storage. A true rarity, this unit is strategically positioned near the elevator for easy access, offers the ultimate privacy with no shared walls, and includes in-suite laundry with additional storage. Completing the package is a coveted underground heated parking space—an invaluable perk during those colder months. Opportunities at this price point in such a well-connected and amenity-rich community are few and far between. With top-rated schools, convenient transit options, and everything you need just steps away, this is a must-see!

Built in 2006

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2205528          |
| Price          | \$249,999         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 577               |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 4209, 10 Prestwick Bay Se |
| Subdivision | McKenzie Towne            |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Z 0B4                   |

### Amenities

|                |                      |
|----------------|----------------------|
| Amenities      | Elevator(s), Parking |
| Parking Spaces | 1                    |
| Parking        | Underground, Titled  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Kitchen Island, No Smoking Home, Storage, Elevator, Laminate Counters, Pantry |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings                    |
| Heating           | Baseboard  |
| Cooling           | None   |
| # of Stories      | 4  |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Courtyard, Other                |
| Construction      | Brick, Vinyl Siding, Wood Frame |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 144              |
| Zoning         | M-2              |
| HOA Fees       | 220              |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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