

# \$284,900 - 4107, 10 Prestwick Bay Se, Calgary

MLS® #A2227993

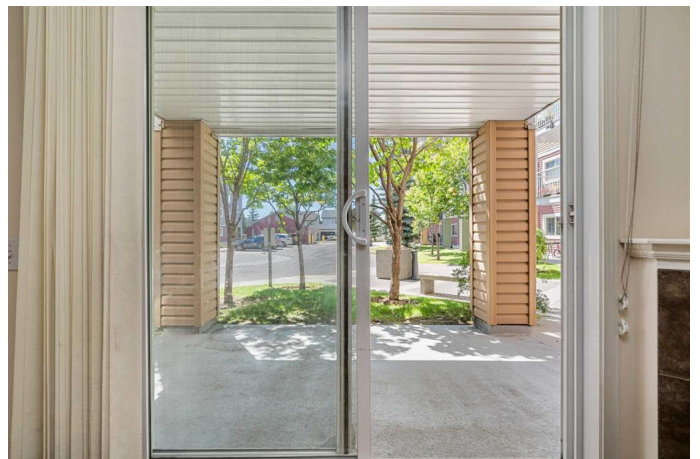
**\$284,900**

2 Bedroom, 2.00 Bathroom, 840 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

**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.

Built in 2006

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2227993          |
| Price          | \$284,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 840               |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 4107, 10 Prestwick Bay Se |
| Subdivision | McKenzie Towne            |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | t2z0b4                    |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Visitor Parking, Laundry, Secured Parking |
| Parking Spaces | 1                                                               |
| Parking        | Parkade, Titled, Underground                                    |

## Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Elevator, Separate Entrance, Walk-In Closet(s)                                 |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Boiler, Hot Water                                                                              |
| Cooling           | None                                                                                           |
| Fireplace         | Yes                                                                                            |
| # of Fireplaces   | 1                                                                                              |
| Fireplaces        | Gas, Living Room                                                                               |
| # of Stories      | 4                                                                                              |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Entrance         |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 49              |
| Zoning         | M-2             |
| HOA Fees       | 227             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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