



# 10 Prestwick Bay Calgary Alberta

\$319,900

Move in Ready! This bright, top-floor unit offers 846 sq.ft. of immaculate living space, featuring 2 bedrooms and 2 baths thoughtfully separated by the living area -- ideal for roommates. The unit has been meticulously maintained and includes updated laminate and tile flooring throughout (no carpet!). Enjoy an open-concept kitchen and dining area that overlooks the living room, complete with a cozy fireplace. Step outside to a spacious, north-facing balcony where you can take in city views and watch both sunrises and sunsets. The primary bedroom is generously sized and includes a walk-through closet leading to a private ensuite. A second bedroom, additional bathroom, and a laundry room with storage complete this great unit. A titled underground parking stall is also included for added convenience. Low condo fees of \$466.13 per month includes all utilities (water, heat & electric). Located within walking distance of the amenities on 130th Avenue and offering easy access to Deerfoot Trail, this unit is in an ideal location and available for immediate possession! (id:6769)

Living room 14.00 Ft x 12.00 Ft

Kitchen 11.00 Ft x 10.00 Ft

Dining room 8.92 Ft x 5.92 Ft

Primary Bedroom 10.92 Ft x 10.58 Ft

4pc Bathroom Measurements not available

Bedroom 11.92 Ft x 10.17 Ft

4pc Bathroom Measurements not available

Laundry room 7.75 Ft x 3.75 Ft

Listing Presented By:



Originally Listed by:  
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