

\$309,000 - 3425, 10 Prestwick Bay Se, Calgary

MLS® #A2216542

\$309,000

2 Bedroom, 2.00 Bathroom, 983 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

LOCATION, LOCATION, LOCATION !!!!!
ELECTRICITY, HEAT & WATER included |
Exceptional TOP-FLOOR CORNER Unit | 2
BEDROOM & 2 BATHROOM | TITLED
UNDERGROUND PARKING | Discover
elevated living in this sun-filled, top-floor
corner unit offering a desirable blend of
functionality, comfort, and convenience. Ideally
located in the sought-after community of
McKenzie Towne. This well-appointed
residence features 2 spacious bedrooms, 2 full
bathrooms, and titled underground heated
parking—an ideal opportunity for
homeowners and investors alike. The
thoughtfully designed open-concept layout
showcases a generous living room, a central
dining area, and a well-equipped kitchen
complete with bar-height countertops and a
bright window over the sink, allowing for plenty
of natural light. Perfect for entertaining or
relaxing, the covered west-facing balcony
includes a natural gas hookup for year-round
BBQ use. The primary suite offers a peaceful
retreat with a walkthrough closet and a private
4-piece ensuite featuring a tub/shower
combination. The second bedroom is equally
spacious and ideal for guests, a home office,
or additional family members. Additional
highlights include in-suite laundry, a dedicated
storage room, ample visitor parking, and all
utilities included (electricity, heat, and water)
for added value and convenience. Situated
just steps from all essential
amenities—including shopping, dining, banks,



schools, Walmart, and recreational facilities such as the Prestwick Spray Park and New Brighton Athletic Park”this property also offers excellent connectivity via 130th Avenue, Deerfoot, and Stoney Trail. As an added benefit, the current owner is willing to rent the unit until next year, providing a unique opportunity for investors seeking immediate rental income. This is a rare opportunity to own a premium top-floor corner unit in one of Calgary’s most vibrant and accessible neighbourhoods. Contact your favourite real estate professional today to schedule a private showing.

Built in 2006

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2216542 |
| Price | \$309,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 983 |
| Acres | 0.00 |
| Year Built | 2006 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 3425, 10 Prestwick Bay Se |
| Subdivision | McKenzie Towne |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2Z 0B3 |

Amenities

| | |
|----------------|---|
| Amenities | Elevator(s), Parking, Secured Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Heated Garage, Secured, Titled, Underground, Covered |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Laminate Counters, Storage, Walk-In Closet(s) |
| Appliances | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer Stacked |
| Heating | Baseboard, Natural Gas |
| Cooling | None |
| # of Stories | 4 |
| Basement | None |

Exterior

| | |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 1st, 2025 |
| Days on Market | 7 |
| Zoning | M-2 |
| HOA Fees | 227 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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