

# \$299,000 - 3425, 10 Prestwick Bay Se, Calgary

MLS® #A2216542

## \$299,000

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          | \$299,000         |
| 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, Titled, Underground, Covered, Secured                        |
| # 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 | 45            |
| Zoning         | M-2           |
| HOA Fees       | 227           |
| HOA Fees Freq. | ANN           |

## Listing Details

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

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