

\$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	12
Zoning	M-2
HOA Fees	227
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.