780-832-2317
crotar@grassrootsrealtygroup.ca

4214, 4975 130 Avenue SE
Calgary, Alberta

MLS # A2251815

$330,000

Division:	McKenzie Towne
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	836 sq.ft.	**Age:**	2003 (22 yrs old)
Beds:	2	**Baths:**	2

Garage:	Assigned, Stall
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 405
Basement:	-	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	M-2 d125
Foundation:	-	**Utilities:**	-

Features: Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: None

Everything you need is wrapped up in one price, all utilities are included in the condo fees! Whether you’re buying your very first home or hunting for a smart investment, this 2-bedroom, 2-bath condo in McKenzie Towne checks the boxes. Step outside your door and you’re only minutes away from the shops and restaurants on 130th Ave SE, with easy access to Deerfoot, Stoney Trail, public transit to South Health Campus, plus schools and playgrounds within walking distance. Inside, the layout is designed for comfort and privacy, bedrooms and bathrooms sit on opposite sides of the unit, making it ideal for roommates or rental potential. The primary ensuite has been stylishly updated with a modern walk-in shower. You’ll also love the open living and dining area with sleek laminate floors, a spacious laundry/storage room, and a balcony that overlooks a quiet walking path instead of the parking lot and other windows! Parking is easy with an assigned corner stall (#113) located conveniently near the building’s main entrance. This is the lifestyle and location you’ve been waiting for, just move in and enjoy!