

1120, 4975 130 Avenue SE
Calgary, Alberta

MLS # A2254635



\$308,000

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	840 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 447
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2d125
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, See Remarks		

Inclusions:	None
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Welcome to McKenzie Towne condo living. Affordable living at its finest! Enjoy the perfect blend of city access and neighborhood charm in this spacious 2 bedroom 2 bathroom main floor unit. This well-maintained home features beautiful kitchen cabinetry, breakfast bar, and stainless steel appliances with a seamless flow into the open living space, creating an inviting atmosphere. Step outside the patio doors leading to a concrete patio and greenspace-ideal for morning coffee, perfect for pets and children or just evening relaxation. In suite laundry, separate storage area and underground titled parking space complete this unit. Heat/Water/Electricity are included in the condominium fees. Set within the desirable McKenzie Towne community, you'll enjoy easy access to a large shopping area, restaurants, schools, newly approved Green Line LRT and South Calgary Health Campus. With a perfect balance of comfort, space and location, this home offers an unbeatable value in on of Calgary's most vibrant and connected neighborhoods.