



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

4412, 4975 130 Avenue SE
Calgary, Alberta

MLS # A2239901



\$309,900

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	850 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: -

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 405

LLD: -

Zoning: M-2 d125

Utilities: -

Inclusions: None

Welcome to this bright and inviting top-floor, north-facing condominium offering a spacious open-concept layout and an abundance of natural light. The main living area features a cozy corner gas fireplace, perfect for relaxing evenings, and flows seamlessly into the adjacent kitchen and dining space. The kitchen is well-appointed with ample cabinetry, a raised breakfast bar, full appliance package, and a generous dining area ideal for entertaining. The primary bedroom includes a walk-in closet and a 4-piece ensuite, while the second bedroom is equally spacious and conveniently located next to an additional 4-piece bathroom. Enjoy the convenience of in-suite laundry with a stacked washer and dryer, plus extra storage space. This unit also includes a titled parking stall for added value and peace of mind. Situated in the vibrant community of McKenzie Towne, you're just steps away from schools, restaurants, shopping, and a variety of amenities.