



**GRASSROOTS**  
REALTY GROUP

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

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
Floors:	Vinyl Plank
Roof:	-
Basement:	None
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, No Animal Home, See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 447
LLD:	-
Zoning:	M-2d125
Utilities:	-

Inclusions: None

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.