



GRASSROOTS
REALTY GROUP

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

1108, 4975 130 Avenue SE
Calgary, Alberta

MLS # A2257434



\$284,900

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	842 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Off Street, Outside, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 405
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2 d125
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

****NEW PRICE!!**** Spacious 2-bedroom condo in an amazing location! This property backs onto a beautiful greenspace, giving you so much privacy. Enjoy your morning coffee on the patio or host an evening get-together with friends outside! This home is a great size, with a bright living room, open-concept kitchen with raised eating bar, and two spacious bedrooms. The primary bedroom has a large walk-through closet leading into an updated ensuite. The unit has plenty of updates, including laminate flooring, fresh paint, newer baseboards, and appliances. What really sets this condo apart? SO. MUCH. STORAGE. Along with the large in-suite laundry room, a CUSTOM BONUS STORAGE AREA has been built into the unit, perfect for keeping extra belongings out of sight. The location of this property is a huge plus—just steps from South Trail Crossing with restaurants, grocery stores, coffee shops, and every amenity you need. Calgary Transit and the proposed future LRT line is right around the corner, and if you drive, there’s an assigned parking stall conveniently located near your unit. This wonderful condo has it all—space, updates, storage, and location. Don’t miss out on this one!