



GRASSROOTS
REALTY GROUP

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

4312, 4975 130 Avenue SE
Calgary, Alberta

MLS # A2272689



\$257,900

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:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Hot Water

Floors: Laminate

Roof: -

Basement: -

Exterior: Vinyl Siding, Wood Frame

Foundation: -

Features: Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 405

LLD: -

Zoning: M-2 d125

Utilities: -

Inclusions: N/A

Calling all investors and handymen! This is a solid fixer-upper waiting for your personal touch. Enjoy this 3rd-floor, 2-bedroom, 2-bathroom condo that is ripe with potential. It has a great kitchen with a breakfast bar and large dining area open to a cozy living room offers a fantastic layout. The condo includes an in-suite laundry room, a spacious ensuite off the master, and a 2nd bedroom perfect as a den/office. It's a diamond in the rough, close to schools, shopping, transportation, and entertainment, and is priced for the work it requires.