



GRASSROOTS
REALTY GROUP

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1207, 4975 130 Avenue SE
Calgary, Alberta

MLS # A2274381



\$219,000

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	489 sq.ft.	Age:	2003 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall, Titled		
Lot Size:	2.32 Acres		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: -

Exterior: Stucco, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 310

LLD: -

Zoning: M-2 d125

Utilities: -

Inclusions: None

Welcome to this well-kept home in the heart of McKenzie Towne, offering a comfortable and connected lifestyle in a vibrant, walkable community. Located in a convenient building just steps from everyday essentials, this residence provides an easy living experience with quick access to shops, restaurants, transit, and major routes. Inside, the open-concept layout is designed for functional daily living, with a bright main living area that flows naturally toward a private balcony—an ideal spot for morning coffee or unwinding at the end of the day. The kitchen offers practical workspace and storage, while the bedroom and full bath are arranged for comfort and privacy. In-suite laundry and dedicated surface parking add to the overall convenience. Set within a well-managed complex near parks, pathways, and the amenities along 130 Avenue SE, this home is suited for anyone seeking value and simplicity without compromising location. A great opportunity to enjoy the best of McKenzie Towne living in a welcoming and established community.