



**GRASSROOTS**  
REALTY GROUP

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4214, 4975 130 Avenue SE  
Calgary, Alberta

MLS # A2277229



**\$330,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | McKenzie Towne                     |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 836 sq.ft.                         | <b>Age:</b>   | 2003 (23 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Assigned, Stall                    |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                                                                                       |                   |          |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Baseboard                                                                                                                             | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                                                                                                        | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -                                                                                                                                     | <b>Condo Fee:</b> | \$ 426   |
| <b>Basement:</b>   | -                                                                                                                                     | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                                                              | <b>Zoning:</b>    | M-2 d125 |
| <b>Foundation:</b> | -                                                                                                                                     | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s) |                   |          |

**Inclusions:** N/A

Everything you need is wrapped up in one price, ALL UTILITIES INCLUDED IN THE CONDO FEES! Whether you are buying your FIRST HOME or hunting for a SMART INVESTMENT, this 2 BEDROOM 2 BATH CONDO IN MCKENZIE TOWNE checks the boxes. Step outside your door and you are only minutes away from the SHOPS AND RESTAURANTS ON 130TH AVE SE, with easy access to DEERFOOT, STONEY TRAIL, PUBLIC TRANSIT TO SOUTH HEALTH CAMPUS, plus SCHOOLS and PLAYGROUNDS within walking distance. Inside, the layout is designed for COMFORT AND PRIVACY, with BEDROOMS AND BATHROOMS ON OPPOSITE SIDES of the unit, making it ideal for ROOMMATES or RENTAL POTENTIAL. The PRIMARY ENSUITE has been stylishly updated with a MODERN WALK IN SHOWER. You will also love the OPEN LIVING AND DINING AREA with sleek LAMINATE FLOORS, a SPACIOUS LAUNDRY/STORAGE ROOM, and a BALCONY OVERLOOKING A QUIET WALKING PATH instead of the parking lot and other windows. Parking is easy with an ASSIGNED CORNER STALL (#113) located conveniently near the building's MAIN ENTRANCE. This is the LIFESTYLE AND LOCATION you have been waiting for, just move in and enjoy!