



**3410, 4975 130 Avenue SE
Calgary, Alberta**

MLS # A2291939



\$250,000

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	924 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Carpet, Linoleum

Roof: -

Basement: -

Exterior: Wood Frame

Foundation: -

Features: Breakfast Bar

Water: -

Sewer: -

Condo Fee: \$ 529

LLD: -

Zoning: M-2 d125

Utilities: -

Inclusions: NA

Top floor living with TWO parking stalls! This well-maintained 2-bedroom, 2-bathroom top floor unit offers comfort, privacy, and exceptional convenience. The bright, functional kitchen features plenty of cabinetry and a convenient eating bar, perfect for casual dining or entertaining. The cozy gas fireplace adds warmth and character to the living area, while large windows bring in natural light. Step outside to the sunny private balcony complete with a natural gas hookup, ideal for summer BBQs and outdoor relaxation. The unit also includes a spacious laundry and storage room with stacking washer and dryer, adding to the practical layout. A rare bonus: TWO PARKING STALLS, one titled underground and one surface stall, offering flexibility for owners and guests. Enjoy low maintenance living with condo fees that include all utilities, and a location just steps from shops, restaurants, and everyday amenities.