



**1315, 4975 130 Avenue SE  
Calgary, Alberta**

**MLS # A2293836**



**\$250,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	846 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Floors:** Carpet, Linoleum

**Roof:** -

**Basement:** -

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** -

**Features:** Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 470

**LLD:** -

**Zoning:** M-2 d125

**Utilities:** -

**Inclusions:** n/a

BRIGHT & OPEN 2 BEDROOM + 2 FULL BATH CONDO in the desirable community of McKenzie Towne w/ ALL UTILITIES INCLUDED in Condo Fee. 840+ sqft condo with bright kitchen, raised breakfast bar + nook area. Huge central living room with sliding patio doors, leading to spacious + private covered SOUTH balcony, perfect for a morning COFFEE or evening BBQ. Good sized primary bedroom with walk-through closet + 4 pc ensuite. 2nd bedroom, 4 pc bath + Laundry + Storage Room. Enjoy HEATED underground parking + great access to transit with 117 Express Bus nearby, Deerfoot + Stoney Trail. Just steps away to playground, shopping, restaurants + schools. Exceptional Value!