



**2306, 4975 130 Avenue SE
Calgary, Alberta**

MLS # A2294965



\$264,900

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	837 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 514
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2 d125
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Elevator, Laminate Counters, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: N/A

This well maintained and freshly updated 2 bedroom, 2 bathroom condo offers a rare and highly desirable combination of 2 titled parking stalls plus an assigned storage locker. The in unit laundry room includes a washer and dryer replaced within the last three years and features built in shelving for convenient additional storage. With freshly painted walls and professionally cleaned carpets, this is truly a move in ready unit. The thoughtful layout provides excellent privacy with bedrooms on opposite sides giving everyone their own space. The primary bedroom features a walk in closet with installed shelving and a 4 piece ensuite bathroom. The second bedroom is ideally positioned on the opposite side of the unit beside the main 4 piece bathroom. Step outside onto the generously sized balcony, complete with a natural gas hookup for your BBQ, perfect for enjoying those warm sunny days. The building also offers the added convenience of elevator access, making day to day living easy and accessible. Located in the vibrant community of McKenzie Towne, this home is within walking distance to schools, shopping, restaurants, parks, and everyday amenities, while offering quick access to major routes for an easy commute. Known for its charming streetscapes and walkable village style layout, McKenzie Towne continues to be a favourite for buyers seeking both convenience and a strong sense of community.