



**2213, 4975 130 Avenue SE
Calgary, Alberta**

MLS # A2299349



\$279,900

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|------------------|------------------------------------|---------------|-------------------|
| 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: | Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|----------|
| Heating: | Baseboard | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 470 |
| Basement: | - | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-2 d125 |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Open Floorplan, Walk-In Closet(s) | | |

Inclusions: N/A

Welcome to this beautifully maintained 2-bedroom condo in the heart of McKenzie Towne, offering the perfect blend of comfort, style, and unbeatable walkability. Step inside to discover durable vinyl plank flooring and a thoughtfully designed layout featuring a bright living space highlighted by a stunning cedar feature wall. The kitchen is both functional and modern, complete with granite countertops, stainless steel LG appliances, a French door fridge, electric stove, and a convenient microwave hood fan. The primary bedroom is a relaxing retreat with a ceiling fan, sunny south-facing exposure, and a walk-through closet leading to a private 3-piece ensuite with a glass sliding shower. The second bedroom also enjoys south-facing views overlooking a peaceful walking path. A full 4-piece main bathroom, in-suite laundry, and additional storage add to the home's everyday convenience. Enjoy your morning coffee or unwind in the evening on the large covered balcony. This unit also includes titled heated underground parking—perfect for Calgary winters. Located just steps from the shops, restaurants, coffee spots, and everyday amenities that make McKenzie Towne so desirable, you'll love the vibrant, walkable lifestyle this community offers. Parks, schools, playgrounds, and green spaces are all nearby, with excellent transit access, plus quick connections to Deerfoot and Stoney Trail for an easy commute. Whether you're a first-time buyer, downsizer, or investor, this move-in ready condo delivers modern comfort, incredible convenience, and a prime location in one of Calgary's most sought-after communities.