



**2410, 4975 130 Avenue SE
Calgary, Alberta**

MLS # A2300817



\$344,900

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,126 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 675
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2 d125
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, Laminate Counters, Open Floorplan		

Inclusions: none

Welcome to this exceptionally spacious top-floor apartment offering an impressive 1,126 square feet of well-designed living space. Featuring 2 generous bedrooms and 2 full bathrooms, this home combines comfort, functionality, and incredible potential for personalization. The open-concept floor plan creates a bright and inviting atmosphere, perfect for both everyday living and entertaining. A cozy gas fireplace anchors the living area, adding warmth and charm, while large windows invite in natural light and showcase the elevated top-floor perspective. The thoughtfully laid-out kitchen flows seamlessly into the dining and living spaces, offering ample room to create your ideal culinary and gathering environment. Both bedrooms are well-sized, including a primary suite complete with its own private ensuite, providing a peaceful retreat at the end of the day. This unit also includes the rare and highly desirable feature of TWO heated underground parking stalls—ideal for convenience and comfort year-round. Located just steps from all the amenities, shops, dining, and services that vibrant McKenzie Towne has to offer, you’ll enjoy a walkable lifestyle in one of Calgary’s most sought-after communities. Whether you’re looking to move right in or add your own finishing touches, this top-floor gem offers outstanding value, space, and opportunity.