



**3109, 4975 130 Avenue SE
Calgary, Alberta**

MLS # A2301194



\$299,900

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	831 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 470
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-2 d125
Foundation:	-	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Forget budgeting for utility bills in this McKenzie Towne condo, your condo fees cover HEAT, WATER, and ELECTRICITY. Inside, the space has been thoughtfully updated and is truly move-in ready. FRESHLY PAINTED (2026) and featuring BRAND NEW LUXURY VINYL PLANK FLOORING (2026), the open-concept living and dining area feels bright, clean, and modern from the moment you walk in. The kitchen comes equipped with NEW APPLIANCES (2025) — ELECTRIC RANGE, REFRIGERATOR, and DISHWASHER — so you are set from day one. The split-bedroom layout places each bedroom at opposite ends of the unit, offering genuine privacy whether you are sharing with a roommate or running it as an investment. Two full bathrooms, a generous laundry and storage room, and an assigned parking stall (#51). Step onto your private balcony, and you will find a peaceful walking path below — a quiet place to unwind after a long day. Location-wise, you are minutes from the shops, restaurants, and amenities along 130th Ave SE, with quick access to Deerfoot Trail, Stoney Trail, and public transit. Whether you're a first-time buyer, a savvy investor, or simply ready for an easier lifestyle, this one checks every box. Come see it for yourself.