



**2107, 4975 130 Avenue SE
Calgary, Alberta**

MLS # A2194248



\$299,900

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	844 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 461
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Laminate Counters, Pantry, Soaking Tub		

Inclusions: n/a

Awash in natural light through south facing windows overlooking the green space and walking path, this 2 bedroom garden patio suite offers an inviting living space and is sure to impress! The spacious floor plan offers great room sizes & no skimping on space here & you'll love the roomy living room, separate dining area and the open concept kitchen with ample counter space and breakfast bar, plus the added bonus of a pantry (so nice!), updated dishwasher (2021) & microwave/hood fan (2024). The large, south facing patio has lots of room for furniture, plus there is a gas line for your BBQ! Both bedrooms are a great size and the primary easily accommodates a king-sized bed. Main 4 piece bath offers under-cabinet organizers, a large vanity and soaker tub. Laundry room features an updated washer (2021) and dryer (2024) plus added storage. CONDO FEES INCLUDE ALL UTILITIES - ELECTRIC, HEAT AND WATER, plus a titled underground parking stall in included. This condo is perfect for first time home buyers, investors or those downsizing, with all amenities just steps away at South Trail Crossing. Amenities like Walmart, Safeway, Super Store, restaurants such as Earls and the Keg, plus medical facilities and gyms are a short walk away. The location offers great access to area transit, Deerfoot Trail and the the Stoney Trail ring road. All that's missing is you! Call to book your showing today!