



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**1305, 4975 130 Avenue SE
Calgary, Alberta**

MLS # A2208148



\$296,500

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	845 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Vinyl Siding, Wood Frame
Foundation:	-
Features:	Elevator, Open Floorplan, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 405
LLD:	-
Zoning:	M-2
Utilities:	-

Inclusions: N/A

Step into elevated comfort and everyday convenience in this beautifully maintained 2-bedroom, 2-bathroom condo, offering exceptional value with a LOW CONDO FEE OF JUST \$404.83~INCLUDING ALL UTILITIES, EVEN ELECTRICITY!

This home features a bright, open-concept living area filled with natural light, creating an inviting space perfect for both relaxing and entertaining. The spacious living room is the true highlight, featuring a cozy fireplace that enhances the warmth and charm of the space. Large windows flood the room with sunlight, while the west-facing balcony offers the perfect spot to unwind, enjoy evening BBQs. The functional kitchen includes ample cabinetry and an eating bar~ideal for casual meals or catching up with friends while you cook. Both bedrooms are generously sized and thoughtfully separated for privacy, each conveniently located next to a full 3-piece bathroom. This layout is ideal for roommates, guests, or a dedicated home office. Additional conveniences include in-suite laundry, ample in-unit storage, and a separate storage locker on the main floor. Set within a secure, well-managed building, this home offers peace of mind and is pet-friendly with board approval. Located just steps from 130th Avenue, you're only minutes away from Walmart, Safeway, Lowe's, and a variety of shops, restaurants, cafés, and essential services. The area is known for its excellent schools, nearby parks, walking paths, and quick access to Deerfoot and Stoney Trail~ensuring effortless commutes and weekend getaways. Whether you're a homeowner or investor, this property offers fantastic value in a highly desirable SE Calgary location. Don't miss out~schedule your showing today!

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