

2401, 4975 130 Avenue SE  
Calgary, Alberta

MLS # A2293208



**\$299,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	986 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Hot Water, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 558

**Basement:** -

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** M-2 d125

**Foundation:** -

**Utilities:** -

**Features:** Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** None

Welcome home to this perfectly situated, bright and sunny, south facing, two bedroom, two bathroom, unit with a titled underground parking stall! You won't want to miss this one, the foyer (with huge in suite storage area) welcomes you home at the end of the day. Step through into this large, open, living space with sunny south facing views. The kitchen, with breakfast bar, is the perfect spot for prepping dinner with friends, or hanging out with loved ones on a lazy Sunday morning. The primary bedroom has a walkthrough closet and 3pc ensuite. There's a second full bathroom and bedroom, as well. The huge, covered balcony is perfect for BBQ season, or for a lounge in the sun, whenever summer returns again. Park in your titled, underground parking spot and walk to all this area has to offer. You're steps from the shops, restaurants, and coffee bars, a few more steps from green spaces and the neighbourhood parks, and there's always transit running close by to get you around, as well! Call your favourite realtor to schedule your showing today!