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4423, 4975 130 Avenue SE  
Calgary, Alberta

MLS # A2214562



**\$314,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	994 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 489
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

**\*\*TOP CORNER UNIT AND MOVE-IN READY\*\*** This spectacular 2-bedroom 2-bathroom condo is spacious, bright and an excellent place to entertain your family and friends. The living space is cozy with an open concept floor plan. The kitchen has wonderful bar style seating that your guests can use when hosting, 4-appliances and loads of cupboard space. The primary bedroom has calming colours, 3-piece ensuite bathroom and a walk-in closet. The laundry is conveniently placed in the hall and there is storage room. The balcony is sizable, equipped with a BBQ gas line and great place for all day fun in the sun. The building is professionally managed and in a great location close to 1 block from Mckenzie Towne School, 130 Ave Shopping District, all major routes, schools, parks, pathways, New Brighton Athletic Park and so much more. Book your showing today!