

**1409, 4975 130 Avenue SE
Calgary, Alberta**

MLS # A2164894



\$225,000

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	575 sq.ft.	Age:	2002 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Hot Water

Floors: Carpet, Laminate, Linoleum

Roof: -

Basement: -

Exterior: Vinyl Siding

Foundation: -

Features: Elevator

Water: -

Sewer: -

Condo Fee: \$ 250

LLD: -

Zoning: M-2 d125

Utilities: -

Inclusions: 2 barstools in unit, kitchen island

Adorable & affordable 1-bedroom, 1-bathroom top floor unit in the heart of McKenzie Towne. Just steps away from 130 Ave shopping centre, there is an abundance of shops and restaurants at your convenience. Come home to an open concept living room/kitchen with spacious primary bedroom with two large closets with organizer. There is also in-suite laundry & large corner balcony with south facing patio doors adding sunshine and gorgeous natural throughout the unit. Beautiful laminate floors that extend from the kitchen to the living room and the bedroom has plush carpet in excellent condition. Low condo fees including heat, electricity and water, in addition to all the other perks of owning a condo (snow removal, ground maintenance etc...) Don't let this cute condo get away from you! Ideal for first-time home buyers, investors, empty nesters or anyone that would like a charming home to call their own in an excellent community.