

**1113, 4975 130 Avenue SE**  
**Calgary, Alberta**

**MLS # A2183901**



**\$322,500**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	840 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Water:** -

**Floors:** Vinyl

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 447

**Basement:** -

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** M-2 d125

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Kitchen Island, Storage

**Inclusions:** NA

Welcome Home! If you are looking for a 2 bedroom condo close to many great amenities, while being quietly nestled away in a well managed community, be sure to put this on your list. Come on in to this recently renovated suite.....appreciate the well sized entry with instant access to a closet to hang your coats and greet guests. The principal area of the home features a nice open plan with generously sized living room adjacent the dining/flex area ( perfect for home dining or even a great set up for a home office) The newly renovated kitchen overlooks both principal entertaining areas while providing an easy space to prepare meals. The layout of this suite provides privacy for its residents with both bedrooms book-ending the common area. The principal bedroom with it's walk through closet and full ensuite is on one side, while a second bedroom and full bathroom are on the other side. Enjoy the ease and comfort of the large patio that is accessed through sliding doors in the living room ( this location makes coming and going and bringing in groceries super easy!) The insuite laundry room doubles as extra storage, and this home comes with an underground titled parking stall close to the elevator. Another bonus is that your already affordable condo fees include all major utilities; water, sewer and electricity. Pets may be welcomed with board approval. The nearby shopping and restaurant choices within walking distance are endless! Quick possession is available.