

**4314, 4975 130 Avenue SE
Calgary, Alberta**

MLS # A2205673



\$309,800

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	841 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 405
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: n/a

The BEST Priced Unit in entire complex, fresh and clean ! Nestled in a fantastic location, this updated 3rd-floor unit is just steps from shopping and dining on 130 Ave SE! Key Features for this Unit are: Bright, open-concept layout with new flooring and fresh paint throughout * Refreshed kitchen with freshly painted cabinets, seamlessly flowing into the living and dining areas * Spacious living room with natural light and access to a balcony * Primary bedroom with walk-through closet featuring built-in shelving and a 3-piece ensuite * Generous second bedroom located next to the main full bathroom * Convenient laundry closet with stackable washer/dryer and extra space for shelves or storage * Updated light fixtures for a modern touch & Move-in Ready! Professionally cleaned and ready for you to enjoy! Don't miss this turnkey opportunity in an unbeatable location. Schedule your viewing today!