

# \$325,000 - 4319, 4975 130 Avenue Se, Calgary

MLS® #A2196209

## \$325,000

2 Bedroom, 2.00 Bathroom, 865 sqft  
Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Welcome to your quaint 2 Bed, 2 bath condo is a perfect blend of modern comfort and convenience located in the heart of McKenzie Towne! This gorgeous unit has new gray modern luxury vinyl plank throughout with a corner kitchen with newly updated white cabinetry, stainless steel appliances and sit up peninsula. It boasts a large dining area that can fit most rectangle or round tables and a great living room space that leads out to your good size deck with a south exposure - giving you sun and natural light all day long! The two good size bedrooms are separated by the living room giving segregation and privacy from one another and include a full-size bathroom for each to use. The primary bedroom has a walk-through closet leading you to the attached ensuite with walk-in shower and vanity. The 2nd bedroom has the bathroom located just on the other side, a matching 4pc bath with shower/tub combo, vanity. This great space also includes in suite laundry with stacked, newer front load washer and dryer and some in suite storage as well. This newly renovated condo has been painted throughout white and with its SOUTH exposure gives full natural light and sun all day long. It is perfect for a small family or anyone wanting all your living space on one level. Low condo fees make is great for an investment or rental. With all the amenities and shops just a short walk away, it truly offers a convenient, car-free lifestyle. You can walk to all your fav restaurants or shops and enjoy everything you



could want, right out your back door. A truly great condo opportunity for the price. Don't wait! it wont last.

Built in 2003

### Essential Information

MLS® #	A2196209
Price	\$325,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	865
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	4319, 4975 130 Avenue Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4M5

### Amenities

Amenities	Elevator(s), Visitor Parking, Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Breakfast Bar, Closet Organizers
Appliances	Dishwasher, Refrigerator, Window Coverings, Dryer, Electric Stove, Microwave Hood Fan, Washer
Heating	Baseboard
Cooling	None

# of Stories 4

## Exterior

Exterior Features Balcony

Construction Wood Frame

## Additional Information

Date Listed March 5th, 2025

Days on Market 72

Zoning M-2

## Listing Details

Listing Office Real Broker

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