

780-978-0157  
jenniferstudent@me.com

4214, 4975 130 Avenue SE  
Calgary, Alberta

MLS # A2125583



\$330,000

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

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 381
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-2 d125
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

**Inclusions:** living room couch, Living room TV and TV stand, Kitchen table and chairs, 2nd bedroom futon.

Are you looking for your first home or an investment property? This 2 bedroom , 2 bath condo location in Mckenzie Towne is perfect for you. You don't own a car? No problem . This condo us in WALKING DISTANCE to 130th Ave SE shopping plaza, has a quick exit to Deerfoot and Stoney Trail, public tranportation to South Health Campus close by, walking distance to schools and playgrounds. Master bathroom is renovated, with a new shower instead of a bathtub. Living room and dining area has beautiful laminate floors and the bedrooms and baths are on OPPOSITE sides of the unit, which makes it perfect for a rental. Large balcony facing a walking path, NOT the parking lot. Large washer / dryer room. This unit comes with an assigned parking spot ( #113) that is in a perfect location( corner stall , on the left of the building's main entrance).