



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4975 130 Avenue #1206, Calgary T2Z4M4**

MLS® #: **A2119086**

Area: **McKenzie Towne**

Listing Date: **04/12/24**

List Price: **\$344,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2004**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **841**  
Low Sqft:  
Ttl Sqft: **841**

DOM

**38**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Gated,Heated Garage,Parkade,Secured,Underground**

Utilities and Features

Roof:  
Heating: **Baseboard,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,Lighting,Storage**

Construction: **Wood Frame**  
Flooring: **Carpet,Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Range Hood,Refrigerator,Washer/Dryer Stacked**  
Int Feat: **Breakfast Bar,Elevator,No Smoking Home,Open Floorplan,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>		<b>4pc Ensuite bath</b>	<b>Main</b>	
<b>Kitchen</b>	<b>Main</b>	<b>9`9" x 9`1"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`1" x 15`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`0" x 15`2"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`3" x 10`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`3" x 11`11"</b>	<b>Balcony</b>	<b>Main</b>	

Legal/Tax/Financial

Condo Fee:  
**\$421**

Title:  
**Fee Simple**

Zoning:  
**M-2 d125**

Legal Desc:	0313175	Fee Freq: Monthly	Remarks
Pub Rmks:	<b>This 2 bedrooms and 2 bathrooms, with Titled Underground parking, home is located in convenient and secure SE community of McKenzie Town. Home features never laminate flooring, inside laundry room, large East facing balcony, heated parking. Condo fees include all major Utilities ( electricity as well ) and the corporation has a healthy reserve fund. A very well managed complex. Walking distance to shopping plaza, schools, transportation. Call your Realtor today before it gone.</b>		
Inclusions:	none		
Property Listed By:	MaxWell Capital Realty		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





