

4975 130 Avenue #4214, Calgary T2Z 4M5

MLS®#:	A2125583	Area:	McKenzie Towne	Listing Date:	04/24/24	List Price: \$330,000
Status:	Active	County:	Calgary	Change:	-\$10k, 13-May	Association: Fort McMurray



General Information				DOM	
Prop Type:	Residential			25	
Sub Type:	Apartment			<u>Layout</u>	
City/Town:	Calgary	Finished Floor Area		Beds:	2 (2)
Year Built:	2003	Abv Sqft:	839	Baths:	2.0 (2 0)
Lot Information		Low Sqft:		Style:	Low-Rise(1-4)
Lot Sz Ar:		Ttl Sqft:	839		
Lot Shape:				Dorling	
				<u>Parking</u> Ttl Park:	1
					T
				Garage Sz:	
Access:					
Lot Feat:					
Park Feat:	Stall				

Utilities and Features

Roof: Heating: Sewer: Ext Feat:	Baseboard,H Balcony	lot Water		Construction: Vinyl Siding Flooring: Carpet,Ceramic Tile,Lam Water Source: Fnd/Bsmt:	Vinyl Siding Flooring: Carpet,Ceramic Tile,Laminate,Linoleum Water Source:			
Kitchen Appl: Int Feat: Utilities:		Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer No Animal Home,No Smoking Home						
				Room Information				
<u>Room</u> Bedroom - Prin Bedroom Kitchen 4pc Bathroom	-	<u>Level</u> Main Main Main Main	Dimensions 10`7" x 11`11" 11`10" x 10`2" 8`7" x 9`8" 8`1" x 4`10"	Room Living Room 3pc Ensuite bath Dining Room Legal/Tax/Financial	<u>Level</u> Main Main Main	Dimensions 15`2" x 16`10" 4`9" x 7`7" 13`0" x 10`1"		
				Legal, rax, rindicial				
Condo Fee: \$381			Title: Fee Simple		Zoning: M-2 d125			

Legal Desc:	Fee Freq: Monthly 0313191 Remarks
Pub Rmks: Inclusions: Property Listed By:	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). living room couch, Living room TV and TV stand, Kitchen table and chairs, 2nd bedroom futon. URBAN-REALTY.ca

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











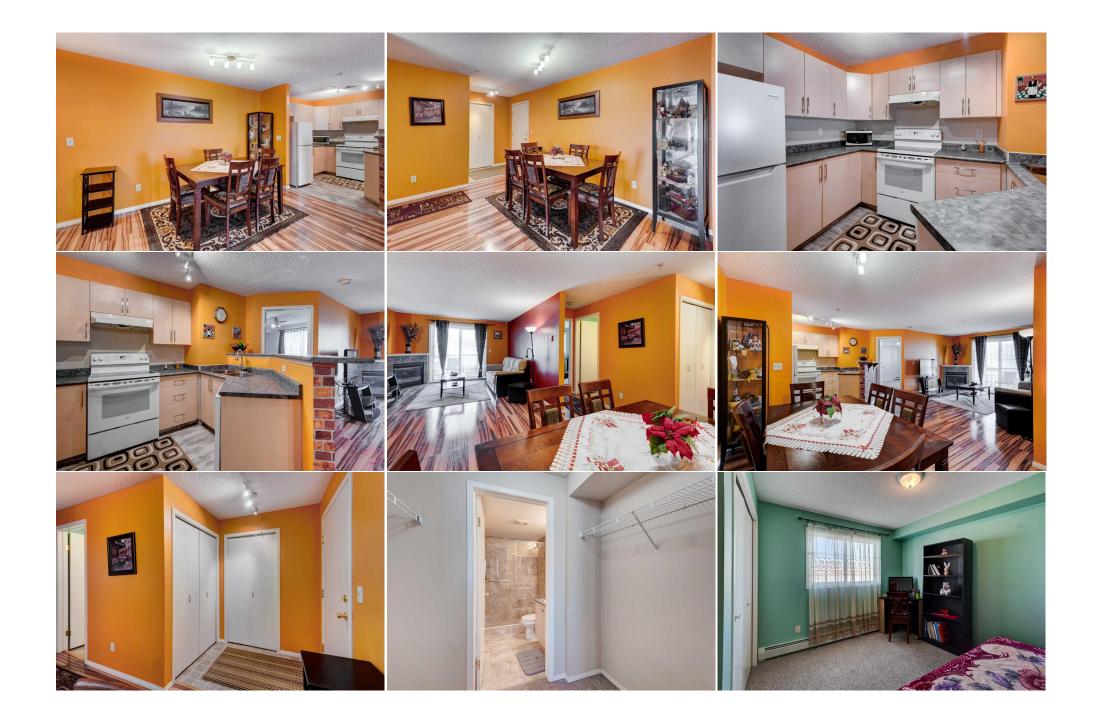


































White regions are excluded from total foor area in GUIDE floor plans. All norm-dimensions and floor areas must be considered approximate and are subject to independent verification.













