



THE
A-TEAM

**RE/MAX
FIRST**

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

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2003**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **839**
Low Sqft:
Ttl Sqft: **839**

DOM

25

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall**

Utilities and Features

Roof:
Heating: **Baseboard,Hot Water**
Sewer:
Ext Feat: **Balcony**

Construction: **Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Laminate,Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
Int Feat: **No Animal Home,No Smoking Home**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	10`7" x 11`11"	Living Room	Main	15`2" x 16`10"
Bedroom	Main	11`10" x 10`2"	3pc Ensuite bath	Main	4`9" x 7`7"
Kitchen	Main	8`7" x 9`8"	Dining Room	Main	13`0" x 10`1"
4pc Bathroom	Main	8`1" x 4`10"			

Legal/Tax/Financial

Condo Fee:
\$381

Title:
Fee Simple

Zoning:
M-2 d125

Legal Desc:

0313191

Fee Freq:
Monthly

Remarks

Pub Rmks:

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).

Inclusions:

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

Property Listed By:

URBAN-REALTY.ca

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











