



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4975 130 Avenue #1221, Calgary T2Z 4P2**

MLS® #: **A2125600**

Area: **McKenzie Towne**

Listing Date: **04/26/24**

List Price: **\$339,000**

Status: **Active**

County: **Calgary**

Change: **None**

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: **929**  
Low Sqft:  
Ttl Sqft: **929**

DOM

**24**

Layout

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

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Assigned, Stall, Titled, Underground**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony**

Construction:

**Vinyl Siding, Wood Frame**

Flooring:

**Carpet, Ceramic Tile, Concrete**

Water Source:

Fnd/Bsmt:

Kitchen Appl:

**Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**

Int Feat:

**Breakfast Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>15`4" x 12`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`2" x 8`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`4" x 10`11"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`3" x 4`11"</b>
<b>Storage</b>	<b>Main</b>	<b>5`6" x 4`11"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>10`8" x 8`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`2" x 12`8"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>6`11" x 4`11"</b>
<b>Laundry</b>	<b>Main</b>	<b>9`9" x 4`11"</b>
<b>Covered Porch</b>	<b>Main</b>	<b>9`8" x 7`8"</b>

Legal/Tax/Financial

Condo Fee:  
**\$473**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-2 d125**

Legal Desc: **0313175**

Remarks

Pub Rmks: **Welcome home to this wonderful sun-lit apartment in a trendy McKenzie Towne South Pointe! One of the largest units in the complex, it offers a great floor plan with 2 large bedrooms and 2 full bathrooms, huge living room with corner fireplace, open kitchen-dining room space and generous storage/LAUNDRY area. Very well laid-out place has a HUGE Primary bedroom with a closet and 4 piece Ensuite bathroom, large second bedroom (currently used as an office), another 4 piece full bathroom, awesome large Living room with fireplace and sliding door off to a large covered deck. This apartment offers additional SEPARATE STORAGE, 2 parking stalls (Heated Underground Titled stall #61 and Assigned surface stall), close proximity to a variety of shops and restaurants in a desirable McKenzie Towne Shopping Centre, Superstore, Walmart, Indigo, Home Depot and many others. Banks and everyday service stores are all available almost at your doorstep. Excellent for investors, downsizers or young families looking to start your ownership journey!**

Inclusions: **None**  
Property Listed By: **CIR Realty**

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





