



THE
A-TEAM

**RE/MAX
FIRST**

4975 130 Avenue #4319, Calgary T2Z 4M5

MLS® #: **A2173655** Area: **McKenzie Towne** Listing Date: **10/17/24** List Price: **\$330,000**
 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:
 Access:
 Lot Feat:
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **845**
 Low Sqft:
 Ttl Sqft: **845**

DOM

35
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Wood Frame**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer**
 Int Feat: **Breakfast Bar**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	10`10" x 10`8"	Walk-In Closet	Main	4`7" x 7`1"
3pc Ensuite bath	Main	7`9" x 4`11"	Living Room	Main	13`10" x 11`11"
Dinette	Main	10`3" x 11`5"	4pc Bathroom	Main	8`2" x 4`11"
Bedroom	Main	10`1" x 9`7"	Laundry	Main	7`10" x 3`7"
Balcony	Main	7`8" x 11`6"			

Legal/Tax/Financial

Condo Fee:
\$381

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **0313191**

Remarks

Pub Rmks: **Large 2 bedroom, 2 bathroom unit with balcony and SOUTHWEST exposure. This condo has a grand entrance that is complete with an elevator. The kitchen features a raised EATING BAR, loads of cabinetry, STAINLESS STEEL APPLIANCES plus adjoining DINETTE. The open DINETTE will easily accommodate 4 people. The master bedroom with it's own private ensuite bath has a WALK THROUGH closet. South Pointe Condo complex is just a few minutes walk to fantastic amenities and SHOPPING, great restaurants, CO-OP, Safeway and Canadian Tire (just to name a few) at the South Trail POWER CENTRE on 130th Avenue. Public transportation is just steps away from your door. VALUE, QUALITY & LOCATION all in 1 package, nothing to do but move in & ENJOY. This condo is beautifully CLEAN & rates 11 out of 10**

Inclusions:
Property Listed By: **Window Blinds**
Save Max Star

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











