



THE
A-TEAM

**RE/MAX
FIRST**

4975 130 Avenue #1113, Calgary T2Z 4M4

MLS® #: **A2183901**

Area: **McKenzie Towne**

Listing Date: **12/18/24**

List Price: **\$322,500**

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:

Titled, Underground

Finished Floor Area

Abv Sqft: **840**
Low Sqft:
Ttl Sqft: **840**

DOM

3

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Kitchen Island, Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`8" x 8`10"	Dining Room	Main	12`0" x 10`0"
Living Room	Main	17`2" x 15`0"	Bedroom - Primary	Main	12`0" x 10`6"
Bedroom	Main	11`11" x 10`2"	4pc Bathroom	Main	8`3" x 4`11"
4pc Ensuite bath	Main	7`7" x 4`11"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$447

Fee Simple

M-2 d125

Fee Freq:

Monthly

Legal Desc: 0313175

Remarks

Pub Rmks: **Welcome Home! If you are looking for a 2 bedroom condo close to many great amenities, while being quietly nestled away in a well managed community, be sure to put this on your list. Come on in to this recently renovated suite.....appreciate the well sized entry with instant access to a closet to hang your coats and greet guests. The principal area of the home features a nice open plan with generously sized living room adjacent the dining/flex area (perfect for home dining or even a great set up for a home office) The newly renovated kitchen overlooks both principal entertaining areas while providing an easy space to prepare meals. The layout of this suite provides privacy for its residents with both bedrooms book-ending the common area. The principal bedroom with it's walk through closet and full ensuite is on one side, while a second bedroom and full bathroom are on the other side. Enjoy the ease and comfort of the large patio that is accessed through sliding doors in the living room (this location makes coming and going and bringing in groceries super easy!) The insuite laundry room doubles as extra storage, and this home comes with an underground titled parking stall close to the elevator. Another bonus is that your already affordable condo fees include all major utilities; water, sewer and electricity. Pets may be welcomed with board approval. The nearby shopping and restaurant choices within walking distance are endless! Quick possession is available.**

Inclusions: **NA**

Property Listed By: **Real Estate Professionals Inc.**

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









