



THE
A-TEAM

**RE/MAX
FIRST**

4975 130 Avenue #2107, Calgary T2Z 4P1

MLS® #: **A2194248**

Area: **McKenzie Towne**

Listing Date: **02/12/25**

List Price: **\$299,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2004**

Finished Floor Area

Abv Sqft: **844**
Low Sqft:
Ttl Sqft: **844**

DOM

9
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:
Park Feat: **Parkade,Stall,Underground**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Laminate Counters,Pantry,Soaking Tub**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`9" x 4`4"	Kitchen	Main	10`9" x 10`6"
Living Room	Main	12`10" x 12`6"	Dining Room	Main	7`7" x 6`6"
Bedroom - Primary	Main	12`2" x 11`5"	Bedroom	Main	10`2" x 9`9"
4pc Bathroom	Main	8`11" x 4`7"	Laundry	Main	5`4" x 6`1"

Legal/Tax/Financial

Condo Fee:
\$461

Title:
Fee Simple

Zoning:
M-2

Fee Freq:
Monthly

Legal Desc: **0411634**

Remarks

Pub Rmks: **Awash in natural light through south facing windows overlooking the green space and walking path, this 2 bedroom garden patio suite offers an inviting living space and is sure to impress! The spacious floor plan offers great room sizes - no skimping on space here - you'll love the roomy living room, separate dining area and the open concept kitchen with ample counter space and breakfast bar, plus the added bonus of a pantry (so nice!), updated dishwasher (2021) & microwave/hood fan (2024). The large, south facing patio has lots of room for furniture, plus there is a gas line for your BBQ! Both bedrooms are a great size and the primary easily accommodates a king-sized bed. Main 4 piece bath offers under-cabinet organizers, a large vanity and soaker tub. Laundry room features an updated washer (2021) and dryer (2024) plus added storage. CONDO FEES INCLUDE ALL UTILITIES - ELECTRIC, HEAT AND WATER, plus a titled underground parking stall in included. This condo is perfect for first time home buyers, investors or those downsizing, with all amenities just steps away at South Trail Crossing. Amenities like Walmart, Safeway, Super Store, restaurants such as Earls and the Keg, plus medical facilities and gyms are a short walk away. The location offers great access to area transit, Deerfoot Trail and the the Stoney Trail ring road. All that's missing is you! Call to book your showing today!**

Inclusions:
Property Listed By: **n/a
RE/MAX Realty Professionals**

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









