



THE
A-TEAM

**RE/MAX
FIRST**

4975 130 Avenue #4208, Calgary T2Z 4M5

MLS® #: **A2196784** Area: **McKenzie Towne** Listing Date: **02/24/25** List Price: **\$289,900**
 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: **Assigned, Guest, Off Street, Outside, Plug-In, Stall**

Finished Floor Area

Abv Sqft: **841**
 Low Sqft:
 Ttl Sqft: **841**

DOM

2

Layout

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

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard, Natural Gas**
 Sewer:
 Ext Feat: **Balcony, Private Entrance, Storage**

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

Kitchen Appl: **Bar Fridge, Dishwasher, Dryer, Electric Stove, Freezer, Refrigerator, Washer, Window Coverings**
 Int Feat: **Bookcases, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Elevator, Open Floorplan, Soaking Tub, Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Condo Fee: **\$405**
 Title: **Fee Simple**
 Fee Freq: **Monthly**

Zoning: **M-2**

Legal Desc: **0313191**

Remarks

Pub Rmks: **Two bedrooms and two full bathrooms for under \$300,000 in a very desirable area!! Can't lose. When you first enter the unit you will love how open and bright it is. There is a large, bright living room with laminate flooring and access to the large rear deck. There is a large area just off the kitchen ideal for a table with a feature bar area with fridge and built in cabinets. The kitchen offers tile flooring, raised breakfast bar, under counter lighting and updated appliances. The primary bedroom offers a walk through closet into the 4pc ensuite bath. Primary closet has two custom storage units that stay and a ceiling fan ideal for the warm summer nights. Second bedroom has a closet organizer and a custom wall unit organizer ideal for the home office or hobby room. The seller will remove this unit if the buyer does not want it. Second 4pc bath is located right beside the second bedroom and offers tile flooring. There is a good size storage unit in the suite with a shelving unit, apartment size freezer and a washer dryer. The washer is brand new. Unit comes with one outdoor parking stall (#94) that does have a plug in. Easy walk to the shops and restaurants of 130 Ave SE. Ideal location for a rental thanks to all the staff working in the mall area.**

Inclusions: **Shelving unit in the spare bedroom, Primary bedroom storage closets, TV in Primary bedroom**

Property Listed By: **MaxWell Capital Realty**

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





