

1305, 4975 130 Avenue SE  
Calgary, Alberta

MLS # A2208148



**\$309,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	845 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric
<b>Floors:</b>	Carpet, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	-
<b>Features:</b>	Elevator, Open Floorplan, Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 405
<b>LLD:</b>	-
<b>Zoning:</b>	M-2
<b>Utilities:</b>	-

**Inclusions:** N/A

Step into elevated comfort and everyday convenience in this beautifully maintained 2-bedroom, 2-bathroom condo, offering exceptional value with a LOW CONDO FEE OF JUST \$404.83—INCLUDING ALL UTILITIES, EVEN ELECTRICITY!

This home features a bright, open-concept living area filled with natural light, creating an inviting space perfect for both relaxing and entertaining. The spacious living room is the true highlight, featuring a cozy fireplace that enhances the warmth and charm of the space. Large windows flood the room with sunlight, while the west-facing balcony offers the perfect spot to unwind, enjoy evening BBQs. The functional kitchen includes ample cabinetry and an eating bar—ideal for casual meals or catching up with friends while you cook. Both bedrooms are generously sized and thoughtfully separated for privacy, each conveniently located next to a full 3-piece bathroom. This layout is ideal for roommates, guests, or a dedicated home office. Additional conveniences include in-suite laundry, ample in-unit storage, and a separate storage locker on the main floor. Set within a secure, well-managed building, this home offers peace of mind and is pet-friendly with board approval. Located just steps from 130th Avenue, you're only minutes away from Walmart, Safeway, Lowe's, and a variety of shops, restaurants, cafés, and essential services. The area is known for its excellent schools, nearby parks, walking paths, and quick access to Deerfoot and Stoney Trail—ensuring effortless commutes and weekend getaways. Whether you're a homeowner or investor, this property offers fantastic value in a highly desirable SE Calgary location. Don't miss out—schedule your showing today!