

**4115, 4975 130 Avenue SE**  
**Calgary, Alberta**

**MLS # A2295685**



**\$274,000**

<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 (23 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	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 426
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2 d125
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Open Floorplan, Storage		

**Inclusions:** None

Welcome to this beautifully updated 2 bedroom, 2 bathroom main floor condo in the heart of McKenzie Towne, where shopping, dining, and everyday essentials are just steps from your front door. Perfectly situated off 130th Avenue, you'll love the unbeatable convenience of having trendy restaurants, cafes, grocery stores, and shops all within easy walking distance. Inside, this stylish main floor condo has been refreshed with new vinyl plank flooring, modern trim, and fresh paint throughout, creating a bright and inviting space. The open concept layout features a spacious living room, a functional kitchen with plenty of counter space, and a dining area perfect for entertaining or enjoying a quiet meal at home. The two bedrooms are ideally positioned on opposite sides of the unit for added privacy. The primary suite includes a walkthrough closet and private ensuite, while the second bedroom is perfect for guests, a roommate, or a home office. Enjoy the added convenience of in-suite laundry and a dedicated parking stall. Being on the main floor means direct access without waiting for elevators, ideal for pet owners or anyone who values easy, ground-level living. Whether you're a first-time buyer, downsizer, or investor, this move-in ready condo offers incredible lifestyle convenience, modern comfort, and a prime location in one of Calgary's most walkable communities.