

**3109, 4975 130 Avenue SE**  
**Calgary, Alberta**

**MLS # A2301194**



**\$289,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	831 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Vinyl Plank

**Roof:** -

**Basement:** -

**Exterior:** Vinyl Siding

**Foundation:** -

**Features:** Laminate Counters

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 470

**LLD:** -

**Zoning:** M-2 d125

**Utilities:** -

**Inclusions:** N/A

Forget budgeting for utility bills in this McKenzie Towne condo, your condo fees cover HEAT, WATER, and ELECTRICITY. Inside, the space has been thoughtfully updated and is truly move-in ready. FRESHLY PAINTED (2026) and featuring BRAND NEW LUXURY VINYL PLANK FLOORING (2026), the open-concept living and dining area feels bright, clean, and modern from the moment you walk in. The kitchen comes equipped with NEW APPLIANCES (2025) &mdash; ELECTRIC RANGE, REFRIGERATOR, and DISHWASHER &mdash; so you are set from day one. The split-bedroom layout places each bedroom at opposite ends of the unit, offering genuine privacy whether you are sharing with a roommate or running it as an investment. Two full bathrooms, a generous laundry and storage room, and an assigned parking stall (#51). Step onto your private balcony, and you will find a peaceful walking path below &mdash; a quiet place to unwind after a long day. Location-wise, you are minutes from the shops, restaurants, and amenities along 130th Ave SE, with quick access to Deerfoot Trail, Stoney Trail, and public transit. Whether you're a first-time buyer, a savvy investor, or simply ready for an easier lifestyle, this one checks every box. Come see it for yourself.