

1310, 4975 130 Avenue SE
Calgary, Alberta

MLS # A2324189



\$238,900

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	830 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Laminate, Tile
Roof:	-
Basement:	-
Exterior:	Vinyl Siding
Foundation:	-
Features:	No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 470
LLD:	-
Zoning:	M-2 d125
Utilities:	-

Inclusions: None

Welcome to this well-maintained 2-bedroom, 1-bathroom condo in the heart of McKenzie Towne. CONDO FEES INCLUDE ALL UTILITIES- GAS, WATER AND ELECTRICITY!! This condo offers thoughtfully designed living space, with an open-concept layout that seamlessly connects the kitchen, dining, and living areas, creating a bright and inviting atmosphere. Enjoy the convenience of in-suite laundry, ample storage, a private balcony, and a titled heated underground parking. The functional floor plan provides comfortable living for homeowners and tenants alike. Located in a desirable community close to shopping, restaurants, parks, schools, public transit, and major roadways, this property offers exceptional convenience and lifestyle appeal. Currently tenant-occupied with a lease in place until June 30, 2027, this condo presents an excellent opportunity for investors seeking immediate rental income and long-term potential in one of Calgary's most established southeast communities.