

**3211, 4975 130 Avenue SE**  
**Calgary, Alberta**

**MLS # A2335757**



**\$256,000**

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | McKenzie Towne                      |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)  |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit         |               |                   |
| <b>Size:</b>     | 984 sq.ft.                          | <b>Age:</b>   | 2004 (22 yrs old) |
| <b>Beds:</b>     | 2                                   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade, Stall, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                   |               |                   |
| <b>Lot Feat:</b> | -                                   |               |                   |

|                    |                                                               |                   |          |
|--------------------|---------------------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Baseboard                                                     | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Linoleum                                              | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -                                                             | <b>Condo Fee:</b> | \$ 530   |
| <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>   | Breakfast Bar, Kitchen Island, Laminate Counters, See Remarks |                   |          |

**Inclusions:** As per Schedule A

Welcome to this bright and spacious southwest corner unit, perfectly positioned to overlook a large greenspace &mdash; offering both privacy and picturesque views. With windows on two sides, this home is filled with natural light throughout the day. Featuring one of the largest floorplans in the building, this condo offers an open-concept layout designed for comfort and functionality. The spacious kitchen includes plenty of cabinet and counter space, along with an eat-up bar that&rsquo;s perfect for casual dining or entertaining. The adjoining dining area flows seamlessly into a large living room highlighted by a cozy corner gas fireplace &mdash; ideal for relaxing evenings. The home offers two generous bedrooms and two full bathrooms, including a primary suite with a walkthrough closet leading to a private 4-piece ensuite. Additional conveniences include in-unit laundry and a titled underground parking stall for year-round comfort. Set in a well-maintained complex and just steps from parks, pathways, and local amenities, this home combines space, sunlight, and convenience &mdash; an ideal opportunity for first-time buyers, downsizers, or investors alike.