

# \$309,800 - 4314, 4975 130 Avenue Se, Calgary

MLS® #A2205673

**\$309,800**

2 Bedroom, 2.00 Bathroom, 841 sqft  
Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

The BEST Priced Unit in entire complex, fresh and clean ! Nestled in a fantastic location, this updated 3rd-floor unit is just steps from shopping and dining on 130 Ave SE! Key

Features for this Unit are:

Bright, open-concept layout with new flooring and fresh paint throughout \* Refreshed kitchen with freshly painted cabinets, seamlessly flowing into the living and dining areas \* Spacious living room with natural light and access to a balcony \* Primary bedroom with walk-through closet featuring built-in shelving and a 3-piece ensuite \* Generous second bedroom located next to the main full bathroom \* Convenient laundry closet with stackable washer/dryer and extra space for shelves or storage \* Updated light fixtures for a modern touch & Move-in Ready!

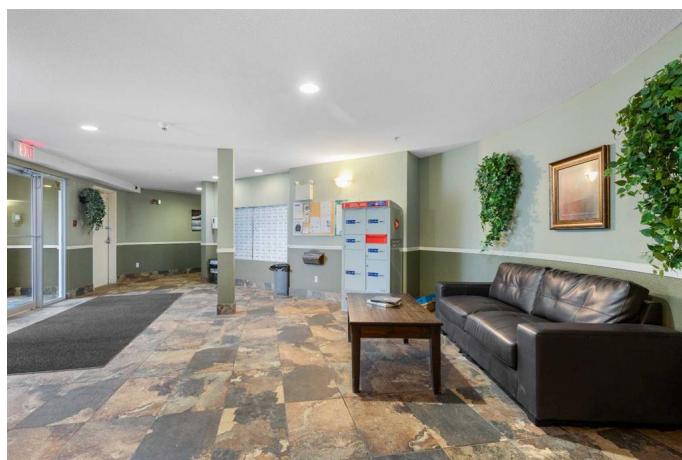
Professionally cleaned and ready for you to enjoy!

Don't miss this turnkey opportunity in an unbeatable location. Schedule your viewing today!

Built in 2003

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2205673  |
| Price      | \$309,800 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Square Footage | 841               |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 4314, 4975 130 Avenue Se |
| Subdivision | McKenzie Towne           |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2Z 4M5                  |

### **Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Elevator(s), Trash, Visitor Parking |
| Parking Spaces | 1                                   |
| Parking        | Stall                               |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan            |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard  |
| Cooling           | None   |
| # of Stories      | 4  |

### **Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 8                |

Zoning M-2

## **Listing Details**

Listing Office Premiere Realty Direct

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.