

# \$349,900 - 3105, 4975 130 Avenue Se, Calgary

MLS® #A2118116

**\$349,900**

2 Bedroom, 2.00 Bathroom, 996 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

INCREDIBLE OVERSIZED SOUTH FACING, SPACIOUS 2 BED, 2 BATH AND DEN! \*\* RARE MAIN FLOOR UNIT \*\* WITH TITLED UNDERGROUND PARKING. PATIO OPENS TO A SERENE GREEN BELT AND WALKING PATHS. This is one of the largest plans in the complex. Open concept, wonderful layout and conveniently located on the MAIN FLOOR. \*\* NEW PAINT, NEW FLOORING, NEW STOVE AND NEW DISHWASHER. \*\* UNIQUE DEN/OFFICE combined with the laundry and storage. Nice to have a bonus office and work from home! Executive style with two large bedrooms on opposite sides of the unit and two full baths. Kitchen is ideal for entertaining with an island with breakfast bar. Large living and dining rooms. Laminate floors throughout the main areas and carpet in the bedrooms. Underground heated titled parking and bike storage available to residents. Very walkable location with access to restaurants, the 130th shopping complex and easy access to 52nd and transit, right outside the complex gate! You won't even need your car. Ideal for a first time buyer or investor. CONDO FEES INCLUDE ALL UTILITIES! (ELECTRIC, HEAT AND WATER.) Titled underground heated parking. Vacant for quick possessions. Welcome Home!

Built in 2004

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2118116      |
| Price          | \$349,900     |
| Sold Price     | \$345,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 996           |
| Acres          | 0.00          |
| Year Built     | 2004          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Sold          |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 3105, 4975 130 Avenue Se |
| Subdivision | McKenzie Towne           |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2Z 4P2                  |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Secured Parking                     |
| Parking Spaces | 1                                   |
| Parking        | Heated Garage, Parkade, Underground |

### Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer                |
| Heating           | Baseboard, Natural Gas                                                            |
| Cooling           | None                                                                              |
| # of Stories      | 4                                                                                 |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 2nd, 2024  |
| Date Sold      | April 16th, 2024 |
| Days on Market | 14               |
| Zoning         | M-2 d125         |
| HOA Fees       | 0.00             |

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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