

\$319,900 - 4124, 4975 130 Avenue Se, Calgary

MLS® #A2154169

\$319,900

2 Bedroom, 2.00 Bathroom, 984 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Charming 2 bed, 2 bath ground-floor corner unit in Mckenzie Towne, offering close to 1,000 sqft, steps to 130th shopping centre. ****Fantastic investment property - read until the end for details**** You are greeted by a spacious open-concept layout that effortlessly connects the living, dining, and kitchen areas. The beautiful vinyl flooring throughout adds to the condo's appeal, and large windows bathe the space in natural light, creating a warm and inviting atmosphere. The well-appointed kitchen features sleek black appliances, a raised breakfast bar, and ample cupboard space, perfect for both everyday living, to unwind or entertain guests. A corner gas fireplace with tile surround anchors the large living room. A sliding door leads to a private covered patio with green belt beyond, where you can enjoy your morning coffee or tea, relax in the evenings, and is ideal for pet owners. The primary bedroom is a true retreat, complete with a walk-through his/her closet and a 3-piece assessible en-suite bathroom. The second bedroom is generously sized and is situated near a 4-piece bathroom, making it perfect for family or guests. The well-planned layout ensures both bedrooms are spacious, providing plenty of room for relaxation and rest. Additional perks of this complex include in-suite laundry with newer stacked washer and dryer, low condo fees that cover all utilities and two parking stalls. Residents will enjoy easy access to nearby shopping centres, schools, parks, playgrounds, and public transit



options—all within a short walk. South Trail Crossing offers a variety of amenities, including Walmart, Indigo, Safeway, Home Depot, Lina's Italian Market. medical services, banks, gyms and more are all available at your doorstep. Whether you're a first-time buyer, downsizing, or looking for an investment property, this condo offers an exceptional opportunity to experience the best of McKenzie Towne living. Don't miss out—schedule your showing today and see for yourself the charm and convenience of this fantastic home/investment property! This condo is currently tenant-occupied, with a lease in place until October 31st. The tenants are keen to stay, and the new owner has the option to assume the lease. The tenants are open to a rent increase with the new lease.

Built in 2003

Essential Information

MLS® #	A2154169
Price	\$319,900
Sold Price	\$320,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	984
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	4124, 4975 130 Avenue Se
Subdivision	McKenzie Towne
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2Z3M5

Amenities

Amenities	Elevator(s), Storage, Visitor Parking
Parking Spaces	2
Parking	Assigned, Stall

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	None
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2024
Date Sold	August 16th, 2024
Days on Market	8
Zoning	M-2 d125
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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