

**2211, 4975 130 Avenue SE**  
**Calgary, Alberta**

**MLS # A2213816**



**\$315,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	870 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Laminate
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame
<b>Foundation:</b>	-
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 461
<b>LLD:</b>	-
<b>Zoning:</b>	M-2
<b>Utilities:</b>	-

**Inclusions:** N/A

Introducing a gem nestled in the heart of McKenzie Towne, this immaculate and well-maintained condo offers a serene residential experience with a sprinkle of urban convenience. Perfect for first-time buyers or savvy investors, this sun-kissed two-bedroom sanctuary is not just a place to live but a place to love. Enter and feel the warmth of a home that radiates positive energy, a refreshing rarity in today's market. The heart of the home features a seamless flow between the cooking, dining, and living areas, ideal for those who enjoy an integrated living space but appreciate clear functional distinctions. Recent updates include a bathroom refresh and all lighting and fans are new. — updates that are dedicated to enhancing your living experience. The bedrooms, including a spacious primary bedroom, boast newer carpets with thick underlay, ensuring a cozy atmosphere and a peaceful night's sleep. The additional bedroom can serve as a delightful home office or a welcoming room for guests. For the culinary enthusiast, the kitchen presents a creative space with modern appliances, including a recently replaced microwave and stove, and custom updates like shiplap walls completed during the recent refurbishments. Nature lovers will revel in the south-facing position, adjacent to the community's walking and bike paths. Practical perks include in-suite laundry with combined storage space, ensuring that convenience is never in short supply. Additionally, for those who value easy accessibility, both the condo and its titled parking stall are conveniently located near the elevator, saving you time and effort each day. Community features couldn't be better, with St Albert The Great Elementary and Jr High School, SB 52 ST SE Bus Station, and the Safeway at South Trail Crossing all within walking distance. Whether it's grocery shopping, catching the bus, or

ensuring the kids are set for school, everything you need is just a stone's throw away. This vibrant yet tranquil abode in McKenzie Towne is waiting to start its next chapter with you. Will you be the one to continue its story of joy and convenience? If so, this might just be the love letter you write to yourself - year after happy year! Call today for more information!