# \$306,000 - 1412, 4975 130 Avenue Se, Calgary

MLS® #A2199339

## \$306,000

2 Bedroom, 2.00 Bathroom, 850 sqft Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Welcome to South Pointe! Feel at home in this highly-convenient 2-bedroom, 2-bathroom condo situated in the heart of McKenzie Towne. This inviting home offers a spacious open-concept layout, perfect for both relaxing and entertaining.

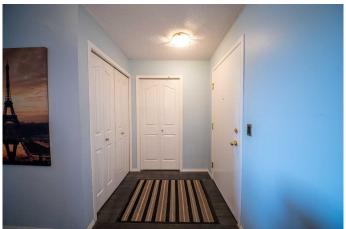
The kitchen boasts modern appliances, ample cabinetry, and a convenient breakfast bar, seamlessly flowing into the bright living and dining areas. Large windows flood the space with natural light, and the private balcony provides a sweet spot to enjoy your morning coffee, or sit and relax with the sound of nature around you. Seller is willing to negotiate on the inclusion of certain furniture like the dining table, bar stools, sofa, recliner and the kitchen side cabinet.

The primary bedroom features a walk-through closet leading to a private 4-piece ensuite, while the second bedroom is generously sized and adjacent to another full bathroomâ€"ideal for guests or a home office setup.

Additional highlights include in-suite laundry, a titled underground parking stall, and access to building complex amenities. Literally located just steps away from shopping, dining, parks, and public transit, this condo offers unparalleled convenience.

Don't miss the opportunity to make this exceptional property your new home.







#### **Essential Information**

MLS® # A2199339 Price \$306,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 850
Acres 0.00
Year Built 2003

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 1412, 4975 130 Avenue Se

Subdivision McKenzie Towne

City Calgary
County Calgary
Province Alberta
Postal Code T2Z4M4

#### **Amenities**

Amenities Elevator(s), Parking, Snow Removal, Trash, Visitor Parking, Laundry

Parking Spaces

Parking Titled, Underground, Secured

#### Interior

Interior Features Breakfast Bar, Ceiling Fan(s)

Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer

Heating Baseboard, Natural Gas

Cooling None

# of Stories 4

## **Exterior**

Exterior Features Balcony

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

## **Additional Information**

Date Listed April 23rd, 2025

Days on Market 54
Zoning M-2

# **Listing Details**

Listing Office Real Broker

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