



GRASSROOTS
REALTY GROUP

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2301, 4975 130 Avenue SE
Calgary, Alberta

MLS # A2316594



\$329,999

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	984 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 602
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2 d125
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Smoking Home, Pantry		

Inclusions: N/A

Welcome Home!!! This bright, open-concept unit features 2 bedrooms, and 2 bathrooms, including a primary bedroom with a 4-piece ensuite. Large northeast-facing windows provide lots of natural light. Additional features include in-suite laundry, heated underground parkade, and two titled underground parking stalls. The property is located close to amenities and within walking distance. The building is professionally managed. Condo fees include electricity, gas, heat, water/sewer, garbage removal, and insurance. Pets are subject to board approval. Located near shopping centres and public transportation. Don't miss out on this great opportunity.