



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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4412, 4975 130 Avenue SE
Calgary, Alberta

MLS # A2239901



\$299,900

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 405
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2 d125
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		
Inclusions:	None		

Welcome to this bright and inviting top-floor, north-facing condominium offering a spacious open-concept layout and an abundance of natural light. The main living area features a cozy corner gas fireplace, perfect for relaxing evenings, and flows seamlessly into the adjacent kitchen and dining space. The kitchen is well-appointed with ample cabinetry, a raised breakfast bar, full appliance package, and a generous dining area ideal for entertaining. The primary bedroom includes a walk-in closet and a 4-piece ensuite, while the second bedroom is equally spacious and conveniently located next to an additional 4-piece bathroom. Enjoy the convenience of in-suite laundry with a stacked washer and dryer, plus extra storage space. This unit also includes a titled parking stall for added value and peace of mind. Situated in the vibrant community of McKenzie Towne, you're just steps away from schools, restaurants, shopping, and a variety of amenities.