



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

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1120, 4975 130 Avenue SE
Calgary, Alberta

MLS # A2254635



\$308,000

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 447
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2d125
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, See Remarks		
Inclusions:	None		

Welcome to McKenzie Towne condo living. Affordable living at its finest! Enjoy the perfect blend of city access and neighborhood charm in this spacious 2 bedroom 2 bathroom main floor unit. This well-maintained home features beautiful kitchen cabinetry, breakfast bar, and stainless steel appliances with a seamless flow into the open living space, creating an inviting atmosphere. Step outside the patio doors leading to a concrete patio and greenspace-ideal for morning coffee, perfect for pets and children or just evening relaxation. In suite laundry, separate storage area and underground titled parking space complete this unit. Heat/Water/Electricity are included in the condominium fees. Set within the desirable McKenzie Towne community, you'll enjoy easy access to a large shopping area, restaurants, schools, newly approved Green Line LRT and South Calgary Health Campus. With a perfect balance of comfort, space and location, this home offers an unbeatable value in on of Calgary's most vibrant and connected neighborhoods.