

# \$296,500 - 1305, 4975 130 Avenue Se, Calgary

MLS® #A2208148

**\$296,500**

2 Bedroom, 2.00 Bathroom, 845 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Step into elevated comfort and everyday convenience in this beautifully maintained 2-bedroom, 2-bathroom condo, offering exceptional value with a LOW CONDO FEE OF JUST \$404.83â€”INCLUDING ALL UTILITIES, EVEN ELECTRICITY!

This home features a bright, open-concept living area filled with natural light, creating an inviting space perfect for both relaxing and entertaining. The spacious living room is the true highlight, featuring a cozy fireplace that enhances the warmth and charm of the space. Large windows flood the room with sunlight, while the west-facing balcony offers the perfect spot to unwind, enjoy evening BBQs.

The functional kitchen includes ample cabinetry and an eating barâ€”ideal for casual meals or catching up with friends while you cook.

Both bedrooms are generously sized and thoughtfully separated for privacy, each conveniently located next to a full 3-piece bathroom. This layout is ideal for roommates, guests, or a dedicated home office. Additional conveniences include in-suite laundry, ample in-unit storage, and a separate storage locker on the main floor. Set within a secure, well-managed building, this home offers peace of mind and is pet-friendly with board approval. Located just steps from 130th Avenue,



youâ€™re only minutes away from Walmart, Safeway, Loweâ€™s, and a variety of shops, restaurants, cafÃ©s, and essential services. The area is known for its excellent schools, nearby parks, walking paths, and quick access to Deerfoot and Stoney Trailâ€™ensuring effortless commutes and weekend getaways.

Whether you're a homeowner or investor, this property offers fantastic value in a highly desirable SE Calgary location. Donâ€™t miss outâ€™schedule your showing today!

Built in 2003

**Essential Information**

MLS® #	A2208148
Price	\$296,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	845
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	1305, 4975 130 Avenue Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4M4

**Amenities**

Amenities	Bicycle Storage, Elevator(s), Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

## Interior

Interior Features	Elevator, Open Floorplan, Storage
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Electric
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
# of Stories	4

## Exterior

Exterior Features	Balcony, Playground
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

## Additional Information

Date Listed	April 4th, 2025
Days on Market	39
Zoning	M-2

## Listing Details

Listing Office	PREP Realty
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