$315,000 - 2211, 4975 130 Avenue Se, Calgary

MLS® #A2213816

$315,000

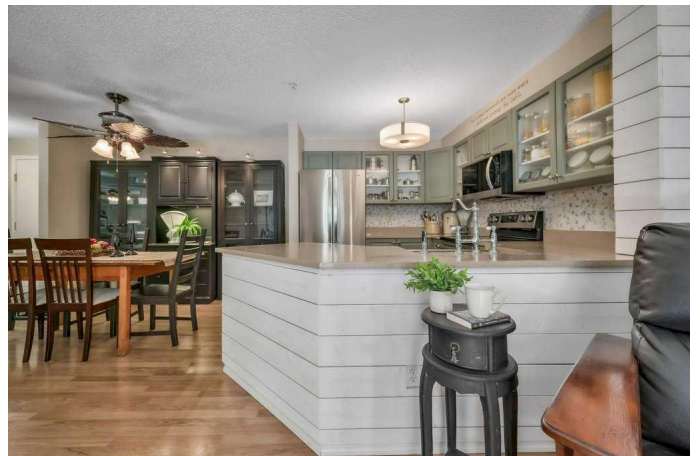2 Bedroom, 1.00 Bathroom, 870 sqft
Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Introducing a gem nestled in the heart of McKenzie Towne, this immaculate and well-maintained condo offers a serene residential experience with a sprinkle of urban convenience. Perfect for first-time buyers or savvy investors, this sun-kissed two-bedroom sanctuary is not just a place to live but a place to love.

Enter and feel the warmth of a home that radiates positive energy, a refreshing rarity in today's market. The heart of the home features a seamless flow between the cooking, dining, and living areas, ideal for those who enjoy an integrated living space but appreciate clear functional distinctions. Recent updates include a bathroom refresh and all lighting and fans are new. â€" updates that are dedicated to enhancing your living experience.

The bedrooms, including a spacious primary bedroom, boast newer carpets with thick underlay, ensuring a cozy atmosphere and a peaceful night's sleep. The additional bedroom can serve as a delightful home office or a welcoming room for guests.

For the culinary enthusiast, the kitchen presents a creative space with modern appliances, including a recently replaced microwave and stove, and custom updates like shiplap walls completed during the recent refurbishments.

Nature lovers will revel in the south-facing position, adjacent to the community's walking and bike paths.

Practical perks include in-suite laundry with combined storage space, ensuring that convenience is never in short supply. Additionally, for those who value easy accessibility, both the condo and its titled parking stall are conveniently located near the elevator, saving you time and effort each day.

Community features couldnâ€™t be better, with St Albert The Great Elementary and Jr High School, SB 52 ST SE Bus Station, and the Safeway at South Trail Crossing all within walking distance. Whether it's grocery shopping, catching the bus, or ensuring the kids are set for school, everything you need is just a stone's throw away.

This vibrant yet tranquil abode in McKenzie Towne is waiting to start its next chapter with you. Will you be the one to continue its story of joy and convenience? If so, this might just be the love letter you write to yourself - year after happy year! Call today for more information!

Built in 2004

Essential Information

MLS® #	A2213816
Price	$315,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	870
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment

| Style | Single Level Unit |
| Status | Active |

Community Information

Address	2211, 4975 130 Avenue Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4P1

Amenities

Amenities	Elevator(s), Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Stone, Vinyl Siding, Wood Frame

Additional Information

Date Listed	May 1st, 2025
Days on Market	5
Zoning	M-2
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX iRealty Innovations