

# \$314,900 - 3303, 4975 130 Avenue Se, Calgary

MLS® #A2231878

**\$314,900**

2 Bedroom, 2.00 Bathroom, 845 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

MOVE-IN READY! Rare opportunity to own this south facing, 2 bedroom apartment with 2 TITLED side by side secure heated underground parking stalls and a storage unit. This property has neutral colours, large living room and dining area. The kitchen has 4-appliances, loads of counter and cupboard space. The primary bedroom can be your oasis with a 3-piece ensuite bathroom to relax the day away. 2nd bedroom is a comfortable size and there is ensuite laundry. Then there is a balcony to use for BBQ on those hot summer nights. The building is professionally managed. Excellent location as only steps away from 130th Ave Shopping District, McKenzie Towne School, transit, major routes and South Health Campus. Book your showing today!

Built in 2004

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2231878    |
| Price          | \$314,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 845         |
| Acres          | 0.00        |
| Year Built     | 2004        |
| Type           | Residential |



|          |                   |
|----------|-------------------|
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 3303, 4975 130 Avenue Se |
| Subdivision | McKenzie Towne           |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2Z4P2                   |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking       |
| Parking Spaces | 2                                          |
| Parking        | Guest, Parkade, Stall, Titled, Underground |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan                          |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Window Coverings |
| Heating           | Boiler, Natural Gas                                                      |
| Cooling           | None                                                                     |
| # of Stories      | 4                                                                        |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Balcony, Lighting |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 62              |
| Zoning         | M-2 d125        |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Hope Street Real Estate Corp. |
|----------------|-------------------------------|

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