

# \$274,900 - 1214, 4975 130 Avenue Se, Calgary

MLS® #A2267945

## \$274,900

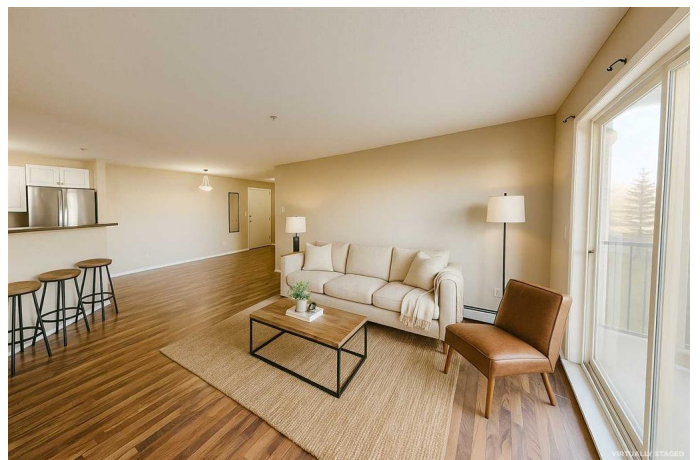
2 Bedroom, 2.00 Bathroom, 850 sqft  
Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Welcome to an unbeatable location in McKenzie Towne right beside the McKenzie Towne shopping center making everything you need right at your doorstep! This well-maintained 2-bedroom, 2-bathroom condo offers exceptional convenience and value which is perfect for any home owner or investors seeking a prime rental opportunity. Inside, the open concept layout seamlessly connects the living room, dining area and kitchen, creating a bright and inviting space. The two bedrooms are positioned on opposite sides of the unit, each with its own bathroom, providing excellent privacy being ideal for roommates or guests. The spacious primary bedroom features a walk-in closet and a private 4-piece ensuite. The unit also includes attractive laminate flooring throughout the living area, in-suite laundry and a titled, heated underground parking stall (#73) for ultimate comfort year-round. The low condo fee of \$447/mo includes all of your utilities which is super convenient. With nearby schools, playgrounds, public transit and South Health Campus just minutes away, this property offers everything you could ask for in a location. Don't miss your chance to own one of the best living, rental or investment opportunities in town, schedule your viewing today!

Built in 2003

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2267945          |
| Price          | \$274,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 850               |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1214, 4975 130 Avenue Se |
| Subdivision | McKenzie Towne           |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2Z 4M4                  |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | Dog Park, Elevator(s), Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                           |
| Parking        | Heated Garage, Titled, Underground                          |
| # of Garages   | 1                                                           |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                             |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer |
| Heating           | Baseboard, Natural Gas                                                                      |
| Cooling           | None                                                                                        |
| # of Stories      | 4                                                                                           |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Construction      | Vinyl Siding, Wood Frame |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 1st, 2025 |
| Days on Market | 7                  |
| Zoning         | M-2 d125           |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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