$309,000 - 1305, 4975 130 Avenue Se, Calgary

MLS® #A2208148

$309,000

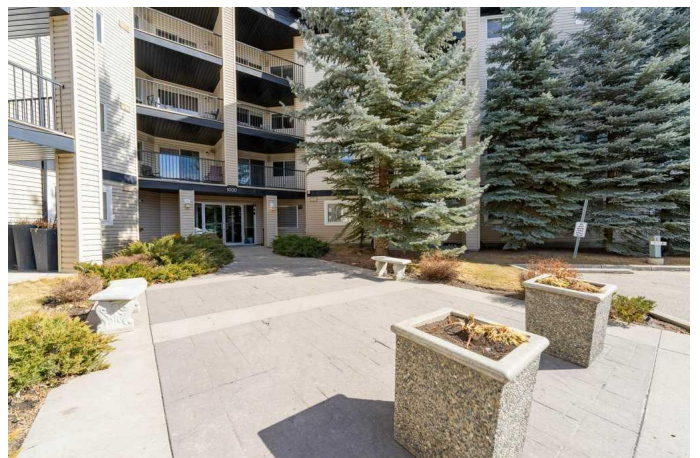2 Bedroom, 2.00 Bathroom, 845 sqft
Residential on 0.00 Acres

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	$309,000
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	Elevator(s), Parking, Storage, Trash, Visitor Parking, Bicycle Storage
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	4
Zoning	M-2

Listing Details

Listing Office	PREP Realty