



DJ Golden
REAL ESTATE

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3303, 4975 130 Avenue SE
Calgary, Alberta

MLS # A2231878



\$309,900

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	845 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 489
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-2 d125
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

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!