



## 4975 130 Avenue Calgary Alberta

\$299,900

INCREDIBLE OVERSIZED SOUTH FACING, SPACIOUS 2 BED, 2 BATH, WITH TITLED UNDERGROUND PARKING. FACES A GREEN BELT. This is one of the largest plans in the complex. Open concept, wonderful layout and conveniently located on the MAIN FLOOR. Massive storage and laundry room in suite has CAD hookups to be used as an office. Executive style with two large bedrooms on opposite sides of the unit and two full baths. Kitchen is ideal for entertaining with an island with breakfast bar. Large living and dining rooms. Laminate floors throughout the main areas and carpet in the bedrooms. Underground heated titled parking and bike storage available to residents. Very walkable location with access to restaurants, the 130th shopping complex and easy access to 52nd and transit, right outside the complex gate! You won't even need your car. Ideal for a first time buyer or investor. CONDO FEES INCLUDE ALL UTILITIES! (ELECTRIC, HEAT AND WATER.) Vacant for quick possessions. Welcome Home! (id:6769)

Dining room 14.17 Ft x 13.67 Ft

Living room 15.00 Ft x 12.08 Ft

Kitchen 9.75 Ft x 7.83 Ft

Laundry room 8.08 Ft x 7.92 Ft

Foyer 4.58 Ft x 4.33 Ft

Primary Bedroom 14.08 Ft x 11.08 Ft

Bedroom 11.25 Ft x 10.75 Ft

4pc Bathroom 7.33 Ft x 4.92 Ft

4pc Bathroom 7.67 Ft x 4.92 Ft

Listing Presented By:



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FIRST PLACE REALTY

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