

# \$306,000 - 1412, 4975 130 Avenue Se, Calgary

MLS® #A2199339

**\$306,000**

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

McKenzie Towne, Calgary, Alberta

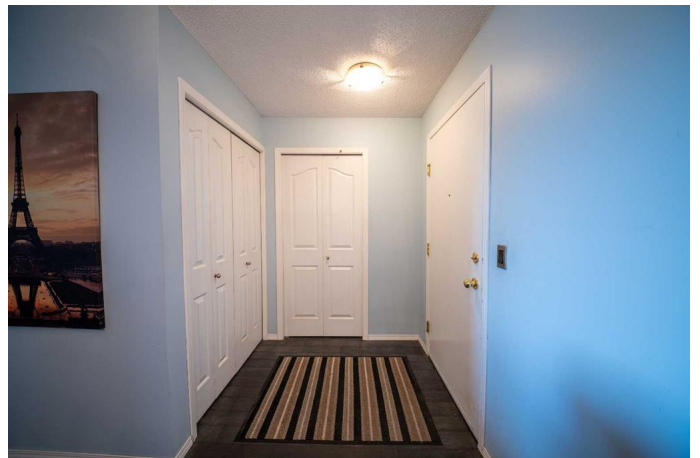
Welcome to South Pointe! Feel at home in this highly-convenient 2-bedroom, 2-bathroom condo situated in the heart of McKenzie Towne. This inviting home offers a spacious open-concept layout, perfect for both relaxing and entertaining.

The kitchen boasts modern appliances, ample cabinetry, and a convenient breakfast bar, seamlessly flowing into the bright living and dining areas. Large windows flood the space with natural light, and the private balcony provides a sweet spot to enjoy your morning coffee, or sit and relax with the sound of nature around you. Seller is willing to negotiate on the inclusion of certain furniture like the dining table, bar stools, sofa, recliner and the kitchen side cabinet.

The primary bedroom features a walk-through closet leading to a private 4-piece ensuite, while the second bedroom is generously sized and adjacent to another full bathroom—ideal for guests or a home office setup.

Additional highlights include in-suite laundry, a titled underground parking stall, and access to building complex amenities. Literally located just steps away from shopping, dining, parks, and public transit, this condo offers unparalleled convenience.

Don't miss the opportunity to make this exceptional property your new home.



Built in 2003

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2199339          |
| Price          | \$306,000         |
| 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     | 1412, 4975 130 Avenue Se |
| Subdivision | McKenzie Towne           |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2Z4M4                   |

## Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Snow Removal, Trash, Visitor Parking, Laundry |
| Parking Spaces | 1                                                                   |
| Parking        | Titled, Underground, Secured                                        |

## Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s)                                      |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Baseboard, Natural Gas                                             |
| Cooling           | None                                                               |
| # of Stories      | 4                                                                  |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Asphalt Shingle |

Construction            Vinyl Siding, Wood Frame

**Additional Information**

Date Listed            April 23rd, 2025  
Days on Market        54  
Zoning                  M-2

**Listing Details**

Listing Office           Real Broker

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