

# \$325,000 - 1412, 4975 130 Avenue Se, Calgary

MLS® #A2199339

**\$325,000**

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

McKenzie Towne, Calgary, Alberta

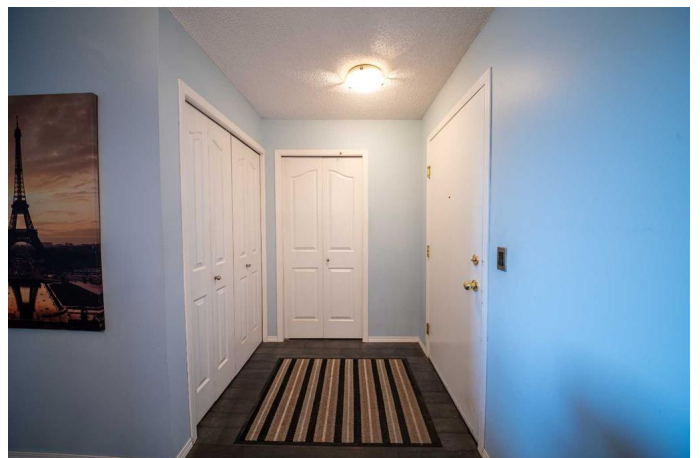
Welcome to South Pointe! Feel at home in this highly-convenient 2-bedroom, 2-bathroom condo situated in the heart of McKenzie Towne. This inviting home offers a spacious open-concept layout, perfect for both relaxing and entertaining.

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	\$325,000
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, Trash, Visitor Parking, Laundry, Snow Removal
Parking Spaces	1
Parking	Secured, Titled, Underground

### 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 1

Zoning M-2

### **Listing Details**

Listing Office Real Broker

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.