



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4641 128 Avenue #1417, Calgary T3N 1T4**

MLS® #: **A2120557**

Area: **Skyview Ranch**

Listing Date: **04/05/24**

List Price: **\$359,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2022**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **926**  
Low Sqft:  
Ttl Sqft: **926**

DOM

**44**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Underground**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Shingle Siding, Wood Frame**  
Flooring: **Carpet, Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**  
Int Feat: **Granite Counters, No Animal Home, No Smoking Home**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`8" x 10`9"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`10" x 10`0"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$352**

Title: **Fee Simple**  
Fee Freq: **Monthly**

Zoning: **DC**

Legal Desc:	1912447	Remarks
Pub Rmks:	<b>Back in the market!, Superb corner unit! almost 1000 sqft of living space, large bedrooms, open living with a dinning area, 2 full baths, large sunny balcony, plenty of windows, 1 title underground parking, a must view.</b>	
Inclusions:	n/A	
Property Listed By:	MaxWell Canyon Creek	

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









