



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**95 SKYVIEW Close #708, Calgary T3N 0H1**

MLS®#: **A2126207**

Area: **Skyview Ranch**

Listing Date: **04/26/24**

List Price: **\$469,999**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 18-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2020**

Lot Information

Lot Sz Ar: **775 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,244**  
Low Sqft:  
Ttl Sqft: **1,244**

DOM

**23**  
Layout  
Beds: **3 (3 )**  
Baths: **3.0 (3 0)**  
Style: **3 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Cleared,Private,See Remarks**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Playground**

Construction: **Asphalt,Wood Frame**  
Flooring: **Carpet,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**  
Int Feat: **Kitchen Island,Open Floorplan,See Remarks**  
Utilities:

Room Information

| Room                 | Level | Dimensions    | Room             | Level | Dimensions    |
|----------------------|-------|---------------|------------------|-------|---------------|
| Furnace/Utility Room | Lower | 3`5" x 9`1"   | 3pc Bathroom     | Main  | 5`11" x 9`11" |
| Bedroom              | Main  | 7`11" x 12`0" | Kitchen          | Main  | 11`6" x 14`5" |
| Living Room          | Main  | 14`2" x 13`2" | 4pc Ensuite bath | Upper | 6`11" x 8`5"  |
| 4pc Ensuite bath     | Upper | 6`10" x 8`1"  | Bedroom          | Upper | 14`2" x 13`0" |
| Bedroom - Primary    | Upper | 14`2" x 14`3" |                  |       |               |

Legal/Tax/Financial

Condo Fee:  
**\$219**

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

Zoning:  
**M-2**

Legal Desc: **2110296**

Remarks

Pub Rmks: **Step into this exquisite home, a true masterpiece boasting an open-concept design with three bedrooms and three bathrooms. The impeccably upgraded finishes and dual master bedroom are sure to captivate you. Revel in the spacious layout that encourages seamless interaction, whether it's hosting gatherings or simply going about your daily routines. Meticulously crafted by our dedicated builders, this unit has been elevated to unparalleled standards. Situated mere steps from essential amenities and scenic parks, this prime location awaits to embrace your vision of a dream home. Prepare to be impressed!**

Inclusions:  
Property Listed By: **N/A**  
**eXp Realty**

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















