



THE
A-TEAM

**RE/MAX
FIRST**

80 SKYVIEW Link, Calgary T3N 1N6

MLS® #: **A2131984** Area: **Skyview Ranch** Listing Date: **05/20/24** List Price: **\$514,000**
 Status: **Active** County: **Calgary** Change: **-\$21k, 30-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2018**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,812**
 Low Sqft:
 Ttl Sqft: **1,812**

DOM

36
Layout
 Beds: **3 (3)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **444**

Access:

Lot Feat: **Back Lane,Cleared,Landscaped,Street Lighting**
 Park Feat: **Assigned,Enclosed,Garage Door Opener,Owned,Single Garage Attached,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,See Remarks**
 Sewer:
 Ext Feat: **Balcony,Other**

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

Kitchen Appl: **Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **High Ceilings,Kitchen Island,Quartz Counters,Storage**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Lower	3`10" x 12`10"	Den	Lower	7`8" x 8`5"
Furnace/Utility Room	Lower	3`6" x 13`6"	Kitchen	Main	10`9" x 13`4"
Dining Room	Main	8`0" x 10`9"	Living Room	Main	13`6" x 14`3"
Bedroom	Main	10`1" x 12`0"	Laundry	Main	3`4" x 3`5"
Bedroom - Primary	Second	12`9" x 14`3"	Bedroom	Second	10`10" x 12`0"

Bonus Room
4pc Bathroom

Second
Second

10`9" x 11`4"
4`11" x 7`4"

3pc Bathroom
4pc Ensuite bath
Legal/Tax/Financial

Main
Second

4`11" x 6`11"
4`11" x 8`2"

Condo Fee:
\$318

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1910623**

Remarks

Pub Rmks: **Open house on Saturday, June 22, 2024, from 2 pm to 4 pm. This is one of the largest townhomes (1812sf) with a double-car attached garage(Tandem) plus plenty of street parking. The ground floor office is good for people remotely working from home. Many upgrades have been added to this beautiful 3-bedroom home. White kitchen cabinets & island. Quartz countertops for kitchen, & all vanities tops. Warmth living room with electric fireplace. Relax on the cozy balcony. The laundry is conveniently located on the main floor. Great location, it is close to the shopping centre, airport, and easy access to Stony Trail.**

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

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









