

4641 128 Avenue #4501, Calgary T3N 1T5

MLS®#: **A2139452** Area: **Skyview Ranch** Listing Date: **06/07/24** List Price: **\$359,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2020**
Lot Information
 Lot Sz Ar: **24,811 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **911**
 Low Sqft:
 Ttl Sqft: **911**

DOM
23
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **Fruit Trees/Shrub(s),Landscaped,Level**
 Park Feat: **Titled,Underground**

Utilities and Features

Roof: **Tar/Gravel** Construction: **Cement Fiber Board,Metal Siding ,Wood Frame**
 Heating: **Baseboard,Natural Gas** Flooring: **Carpet,Laminate**
 Sewer: Water Source:
 Ext Feat: **Lighting** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Closet Organizers,Granite Counters,Kitchen Island,Open Floorplan,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`2" x 11`0"	Kitchen	Main	9`10" x 9`4"
Laundry	Main	7`4" x 3`4"	Bedroom - Primary	Main	11`0" x 10`8"
Foyer	Main	5`0" x 4`6"	4pc Bathroom	Main	0`0" x 0`0"
3pc Ensuite bath	Main	0`0" x 0`0"	Bedroom	Main	10`0" x 10`0"
Foyer	Main	5`0" x 4`6"	Den	Main	8`0" x 8`0"

Legal/Tax/Financial

Condo Fee:
\$352

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **2010209**

Remarks

Pub Rmks: **** Smart Buyers Choice - Tremendous Value - Wonderful and bright corner condo with two bedrooms and two full bathrooms. Prime and very desirable location - the west-facing suite is well placed with extensive window views and no direct road noise from 128 Avenue. The complex is close to all your shopping, transit, school, medical, and entertainment needs! With 911+ sq ft of living space, this home is one of the most popular plans in the building! The main living area is very bright & open with a super-sized great room that features patio doors to a covered 11'x6' - great for outdoor relaxing or BBQing time! The main living area has also been upgraded with laminated/carpet floors and modern light fixtures. The Kitchen features modern wood-style cabinet doors, GRANITE counters, an OTR microwave/hood fan, an eating bar peninsula, and upgraded stainless steel appliances. The primary bedroom is also large with a walk-through closet to your ensuite! The second bathroom also has an upgraded soaker tub. Bonus design: Main floor den, In-suite storage and laundry room. The condo also has two INDOOR parking stalls (tandem parking) ... a very convenient location near the elevator, the main lobby, and the garbage center. You can call your friendly REALTOR(R) to book your viewing today - August 2024 possession date.**

Inclusions: **N/A**
Property Listed By: **Jayman Realty Inc.**

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







