



THE
A-TEAM

**RE/MAX
FIRST**

4641 128 Avenue #1311, Calgary T3N1T3

MLS® #: **A2151242** Area: **Skyview Ranch** Listing Date: **07/20/24** List Price: **\$269,900**
 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:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **525**
 Low Sqft:
 Ttl Sqft: **525**

DOM

58
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

Construction: **Concrete**
 Flooring: **Carpet, Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove**
 Int Feat: **Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	10`8" x 6`11"	Bedroom	Main	8`5" x 9`1"
4pc Bathroom	Main	4`11" x 7`6"	Living/Dining Room Combination	Main	16`2" x 13`3"

Legal/Tax/Financial

Condo Fee: **\$216**
 Title: **Fee Simple**
 Fee Freq: **Monthly**
 Zoning: **DC**

Legal Desc: **1912447**

Remarks

Pub Rmks: **Welcome to this charming 2-bedroom, 1-bathroom apartment unit in the desirable community of Skyview Ranch. As you enter, you are greeted by an open-concept living area that seamlessly connects the living room, dining area, and kitchen. The kitchen is equipped with modern appliances and ample cabinet space. The apartment features two cozy bedrooms, ideal for relaxation and rest. Additionally, the apartment includes one assigned parking stall. Its location in Skyview Ranch offers easy access to shopping, grocery stores, dental offices, restaurants, and public transit, providing residents with everything they need right at their fingertips. Schedule your private showing today to experience the comfort and convenience this apartment has to offer!**

Inclusions: **n/a**
 Property Listed By: **URBAN-REALTY.ca**

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