



THE
A-TEAM

**RE/MAX
FIRST**

4641 128 AVE #4601, Calgary T3N 1T5

MLS®#: **A2161504** Area: **Skyview Ranch** Listing Date: **08/30/24** List Price: **\$368,900**
 Status: **Active** County: **Calgary** Change: **-\$1,000, 09-Sep** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **917**
 Low Sqft:
 Ttl Sqft: **917**

DOM

19
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Secured, Underground**

Utilities and Features

Roof:
 Heating: **Central**
 Sewer:
 Ext Feat: **Balcony, Courtyard, Lighting, Private Entrance**

Construction: **Concrete, Mixed, Stucco, Wood Frame**
 Flooring: **Carpet, Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**
 Int Feat: **High Ceilings, Open Floorplan, Storage**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`1" x 13`10"	Dining Room	Main	9`1" x 12`8"
Bedroom - Primary	Main	10`8" x 11`2"	Bedroom	Main	10`1" x 11`1"
Entrance	Main	10`10" x 8`0"	Kitchen	Main	10`7" x 13`8"

4pc Ensuite bath

Main

5`0" x 7`6"

4pc Bathroom
Legal/Tax/Financial

Main

8`1" x 5`1"

Condo Fee:
\$355

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **2010209**

Remarks

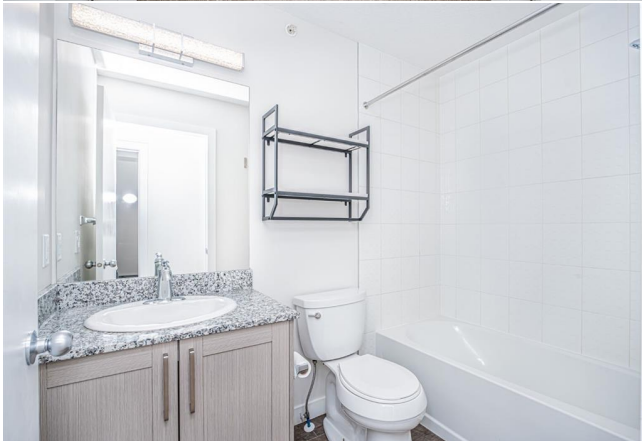
Pub Rmks: **TOP FLOOR CORNER UNIT 2BED 2BATH 2 UNDERGROUND HEATED TITLED PARKING STALLS. Welcome to this stunning top-floor corner unit that effortlessly combines luxury and convenience! Boasting 2 spacious bedrooms and 2 elegantly designed bathrooms, this condo offers a perfect blend of comfort and style. Enjoy breathtaking panoramic views from your private balcony, where you can unwind in peace. The open-concept living area is bathed in natural light, thanks to expansive windows that highlight the high-end finishes and modern design. Two underground heated parking stalls ensure your vehicles stay safe and warm all year round. With its prime location and exceptional amenities, this condo is the epitome of sophisticated living. Don't miss your chance to make this extraordinary residence your new home! AC Hookup available on balcony**

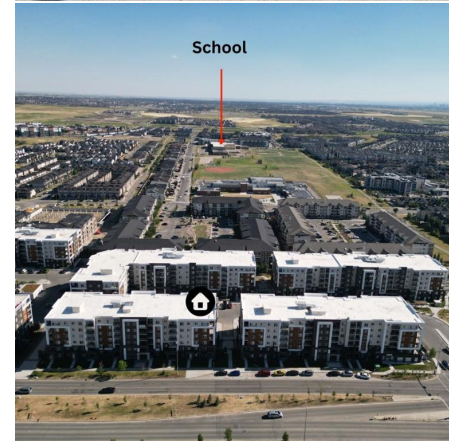
Inclusions: **N/A**
Property Listed By: **Real Broker**

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









NEARBY AMENITIES

GROCERY STORES

Nearest grocery stores:

- Mega Sanjha Punjab ★ 4.1
235 Red Embars Way NE, Calgary
1.2 km • 3 mins
- Skyview Grocery and Halal Meat ★ 3.6
55 Skyview Ranch Rd NE #216, Calgary
2.3 km • 6 mins
- Fruiticana ★ 3.6
5004 Country Hills Blvd NE #1900, Calgary
1.1 km • 4 mins

RESTAURANTS

Nearest restaurants:

- Ali-Cowari Kitchen ★ 0
4651 128 Ave NE, Calgary
1.1 km • 3 mins
- Simply Veg ★ 0
Skyview Ranch Rd NE, Calgary
0.2 km • 1 min
- Dasa and Co Restaurant ★ 4.7
235 Red Embars Way NE #4150, Calgary
1.3 km • 4 mins

CAFES

Nearest cafes:

- The Chal Bar (Redstone) ★ 4.7
235 Red Embars Way NE, Calgary
1.3 km • 4 mins
- Chai Shal Cafe ★ 4.6
3730 108 Ave NE #102, Calgary
3.4 km • 7 mins
- BAKEOGRAPHY CAFE AND PATISSERIE ★ 4.1
3730 108 Ave NE #214, Calgary
3.3 km • 8 mins

PARKS

Nearest parks:

- Redstone View Lake ★ 4.8
Calgary
1.2 km • 4 mins
- Cornerstone Park ★ 5
488 Cornerstone Ave, Calgary
1.7 km • 4 mins
- Cityscape Wetland ★ 3.1
Calgary
2.4 km • 6 mins

NEARBY SERVICES

TRANSIT

Nearest bus stop:

- WB Skyview Ranch RD @ Skyview Ranch ST NE
0.2 km • 1 min

Nearest LRT station:

- Saddletowne Station
6.8 km • 13 mins

SCHOOLS

Nearest elementary school:

- Prairie Sky School
201 Skyview Ranch Road Ne Calgary
0.8 km • 3 mins

Nearest junior high school:

- Prairie Sky School
201 Skyview Ranch Road Ne Calgary
0.8 km • 3 mins

CITY CENTRE

Nearest metropolis:

- Calgary
25.3 km • 25 mins

HOSPITAL

Nearest hospital:

- Medicare Walk-in Clinic Country Hills
70 Country Hills Landing NW #103, Calgary
14.2 km • 16 mins

POLICE

Nearest police station:

- Calgary Police Saddletowne
6113 80 Ave NE, Calgary
7.3 km • 15 mins