



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**146 SKYVIEW Circle, Calgary T3N 1B6**

MLS®#: **A2161584**      Area: **Skyview Ranch**      Listing Date: **08/29/24**      List Price: **\$589,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2019**  
Lot Information  
 Lot Sz Ar: **2,949 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,497**  
 Low Sqft:  
 Ttl Sqft: **1,497**

DOM

**20**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **3**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped**  
 Park Feat: **Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Kitchen Island,No Animal Home,Quartz Counters,See Remarks,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`6" x 9`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`11" x 13`3"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>5`6" x 6`5"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`1" x 11`11"</b>
<b>Laundry</b>	<b>Second</b>	<b>5`6" x 6`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`9" x 8`9"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>7`6" x 9`1"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 4`10"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>5`8" x 9`0"</b>
<b>3pc Bathroom</b>	<b>Second</b>	<b>8`7" x 4`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`10" x 9`9"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1611520**

Zoning:  
**M-G**

Remarks

Pub Rmks:

**This immaculate and nearly new townhouse with NO CONDO FEES, is perfectly situated in a highly desirable area, this home is just steps away from schools, parks, grocery stores, banks, restaurants, and provides quick access to the airport and major roadways like Stoney Trail and Deerfoot Trail. The open concept main floor features a bright and spacious great room with a large picture window, filling the space with natural light. The modern rear kitchen boasts stainless steel appliances, a stylish tiled backsplash, a generous island with an eating bar, and quartz countertops. A rear patio door opens to a beautifully landscaped, west-facing yard, complete with a double detached garage. Upstairs, you'll find three well-sized bedrooms, including a master retreat with a private ensuite and walk-in closet. The convenience of upper-level laundry adds to the home's practicality. Enjoy the privacy of a fenced and landscaped yard and appreciate the quality finishings throughout. The full basement offers endless possibilities for your future development. This modern, high-quality home is located in a fantastic area, with a bus stop just steps away for easy commuting.**

Inclusions:  
Property Listed By:

**N/A**  
**URBAN-REALTY.ca**

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