



THE
A-TEAM

**RE/MAX
FIRST**

612 SKYVIEW POINT Place, Calgary T3N 0L7

MLS®#: **A2161979** Area: **Skyview Ranch** Listing Date: **09/02/24** List Price: **\$429,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2012**
Lot Information
 Lot Sz Ar: **4,800 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,560**
 Low Sqft:
 Ttl Sqft: **1,560**

DOM

17
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Access:
 Lot Feat: **Corner Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Balcony, Private Entrance**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings**
 Int Feat: **High Ceilings**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|--------|---------------|------------------|--------|----------------|
| Dining Room | Second | 13`11" x 7`0" | Living Room | Second | 13`11" x 12`9" |
| Den | Main | 9`11" x 6`11" | Laundry | Third | 4`4" x 3`0" |
| Bedroom - Primary | Third | 11`8" x 15`4" | Bedroom | Third | 12`3" x 10`11" |
| 4pc Ensuite bath | Third | | 4pc Ensuite bath | Third | |
| 2pc Bathroom | Second | | | | |

Legal/Tax/Financial

Condo Fee:
\$406

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1311964**

Remarks

Pub Rmks: **Outstanding immaculate END unit featuring hardwood floors on main, granite counter tops, island, stainless appliances, plus a balcony of the living room, a computer area and a 2 pce bath 2nd floor features 2 masters both with 4 pce en-suites and walk-in closets, Perfect for a room mate. Entrance level a has cozy den/office with a patio. The home has a double drive in garage. There is also plenty of visitor parking**

Inclusions:
Property Listed By: **na**
RE/MAX Complete Realty

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







