



THE
A-TEAM

**RE/MAX
FIRST**

95 SKYVIEW Close #510, Calgary T3N 1X2

MLS®#: **A2162007** Area: **Skyview Ranch** Listing Date: **08/30/24** List Price: **\$469,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2020**
Lot Information
 Lot Sz Ar: **8,632 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Low Maintenance Landscape,Landscaped**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **1,392**
 Low Sqft:
 Ttl Sqft: **1,392**

DOM

19
Layout
 Beds: **3 (3)**
 Baths: **3.0 (3 0)**
 Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Lower	3`5" x 5`6"	Furnace/Utility Room	Lower	3`6" x 17`0"
Kitchen	Main	9`3" x 15`3"	Living/Dining Room Combination	Main	14`2" x 14`9"
Bedroom	Main	8`4" x 9`4"	Bedroom - Primary	Upper	10`6" x 12`6"
Bedroom	Upper	10`4" x 11`11"	Laundry	Upper	3`9" x 6`3"
3pc Bathroom	Main		4pc Ensuite bath	Upper	
4pc Ensuite bath	Upper				

Legal/Tax/Financial

Condo Fee:
\$219

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **2110296**

Remarks

Pub Rmks: **Welcome to your dream townhouse WITH LOW CONDO FEES in the vibrant community of Skyview! This charming townhome boasts an open and airy floor plan, enhanced by modern finishes and thoughtful design. Step into the heart of the home where the spacious kitchen features a central island, sleek stainless steel appliances, and ample cupboard and counter space, perfect for both everyday meals and entertaining guests. The adjacent living room is a cozy retreat with a gas modern fireplace which opens to your private balcony, offering serene views of the complex. On this main level, you'll also find a versatile bedroom that can serve as a home office or playroom, along with a convenient 3-piece bathroom. Upstairs, discover two generously sized bedrooms, each with its own 4-piece ensuite bathroom, providing ultimate privacy and comfort. The laundry room is also conveniently located on this floor, making chores a breeze. Additional features include a 2-car attached tandem garage, offering ample parking and storage space. The community of Skyview offers fantastic amenities, including parks, shopping, and playgrounds, all with easy access to Country Hills for a straightforward commute. Experience modern living in a community that has it all you don't want to miss your chance to see it today.**

Inclusions: **Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Washer, All Window Coverings**

Property Listed By: **Real Broker**

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