



THE
A-TEAM

**RE/MAX
FIRST**

30 SKYVIEW POINT Link, Calgary T3N 0G6

MLS®#: **A2162216** Area: **Skyview Ranch** Listing Date: **09/03/24** List Price: **\$578,000**
 Status: **Active** County: **Calgary** Change: **-\$4k, 09-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2011**
Lot Information
 Lot Sz Ar: **2,800 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Parking Pad**

Finished Floor Area
 Abv Sqft: **1,487**
 Low Sqft:
 Ttl Sqft: **1,487**

DOM

78
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Composite Siding,Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`11"	Dining Room	Main	15`3" x 12`4"
Kitchen	Main	11`11" x 11`3"	Living Room	Main	14`0" x 13`6"
4pc Bathroom	Second	9`8" x 4`11"	4pc Ensuite bath	Second	4`11" x 8`10"
Bedroom	Second	9`8" x 10`2"	Bedroom	Second	8`11" x 10`10"
Bedroom - Primary	Second	13`7" x 13`3"	3pc Bathroom	Basement	8`0" x 5`1"
Den	Basement	7`10" x 10`5"	Bedroom	Basement	10`0" x 10`4"
Game Room	Basement	18`3" x 12`10"	Furnace/Utility Room	Basement	8`1" x 6`9"

Title:
Fee Simple
Legal Desc:

Zoning:
R2

1210887

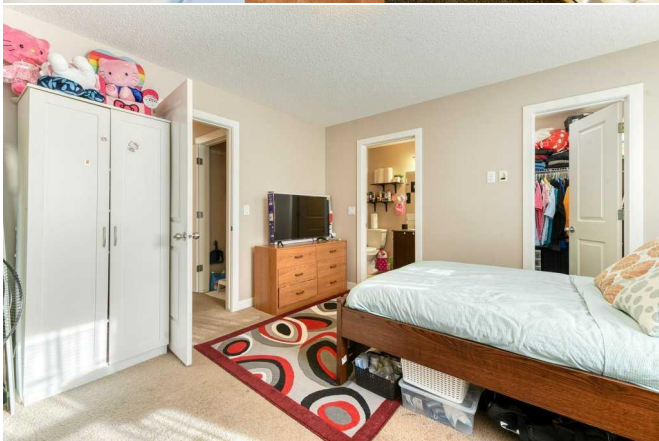
Remarks

Pub Rmks: **LOCATION! LOCATION! LOCATION! See this well maintained half duplex in SKYVIEW, short walking distance to Catholic and Public Schools and close to shops and other amenities. ACCESSIBILITY??? Checks all the marks too! Close to Country Hills Blvd., Métis Trail and Stoney Trail. This beautiful property has a full front covered porch. As you enter you will see an open layout main floor that shows the living and dining areas, the kitchen has a huge island and space for extra seating, there's also a 2 pc bathroom. The second floor has a huge master's bedroom with 4pc ensuite bath. There are also 2 good sized bedroom and a 4pc main bath. Washer and dryer are conveniently placed in the second floor as well. The basement was built with permits. Here you have a very spacious recreation area which can be used as a man-cave, or entertainment area for your family and guests. There is also a bedroom, den and a 3 pc bath. The backyard is fully fenced and there is a two car concrete pad for your vehicles, a nice full deck and easy to maintain backyard completes this wonderful property. Book your showings with your favourite realtor!**

Inclusions: **none**
Property Listed By: **First Place Realty**

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







30 Skyview Point Link NE, Calgary, AB

Main Floor Exterior Area 738.57 sq ft
Interior Area 672.26 sq ft



PREPARED: 2024/05/31

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

30 Skyview Point Link NE, Calgary, AB

2nd Floor Exterior Area 703.41 sq ft
Interior Area 651.65 sq ft
Excluded Area 15.91 sq ft



PREPARED: 2024/05/31

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

30 Skyview Point Link NE, Calgary, AB

Basement (Below Grade) Exterior Area 686.73 sq ft
Interior Area 626.34 sq ft



PREPARED: 2024/05/31

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

PERMITS (3)

- 2015
Scope **Basement Dev**
Est. Construction Value **\$38,515**
Use Code Group **Two Family**
- 2014
Scope **Deck**
Est. Construction Value **\$7,167**
Use Code Group **Two Family**
- 2011
Scope **SEMI-D,PORCH**
Est. Construction Value **\$270,609**
Use Code Group **Two Family**