



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**129 SKYVIEW Parade #5, Calgary T3N 1N6**

MLS®#: **A2164774**      Area: **Skyview Ranch**      Listing Date: **09/10/24**      List Price: **\$524,999**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2018**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat: **Level**  
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,834**  
 Low Sqft:  
 Ttl Sqft: **1,834**

DOM

**9**  
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**  
 Heating: **Forced Air**      Flooring: **Carpet, Linoleum**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**  
 Int Feat: **No Smoking Home**  
 Utilities: **Cable Internet Access, Electricity Connected, Natural Gas Available, Garbage Collection, Sewer Connected, Water Connected**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	11`11" x 9`10"	3pc Ensuite bath	Main	4`11" x 10`2"
Dining Room	Main	14`4" x 6`7"	Kitchen	Main	14`3" x 10`4"
Living Room	Main	13`10" x 14`4"	Balcony	Main	9`5" x 5`11"
Bedroom - Primary	Second	12`11" x 14`3"	Walk-In Closet	Second	4`7" x 5`6"
4pc Ensuite bath	Second	8`11" x 4`11"	Laundry	Second	10`4" x 11`7"
4pc Bathroom	Second	4`11" x 7`7"	Bedroom	Second	10`10" x 11`10"
Office	Lower	7`8" x 8`6"			

Condo Fee:  
**\$319**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-2**

Legal Desc: **1910623**

Remarks

Pub Rmks: **Welcome to this warm and amazingly well maintained functional townhome, with 3 Beds/3 Bath/1,834 Sq. Ft. and double attached tandem garage, in Skyview Ranch, built in 2018 with an abundance of living space for all your family and friends. The interior features an open concept floor plan for the main living space, with a balcony to enjoy the fresh air and is detailed with elegant finished throughout the entire living space. It also is complimented by the adjacent lake, this townhome sits just a few minutes away from grocery stores, parks, restaurants, schools and other amenities.**

Inclusions:  
Property Listed By: **N/A**  
**TREC The Real Estate Company**

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









