



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: **\$499,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 10-Oct**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

2018

Lot Information

Finished Floor Area

Abv Sqft:

1,834

Low Sqft:

Ttl Sqft:

1,834

Lot Sz Ar:

Lot Shape:

DOM

72

Layout

Beds:

3 (3)

Baths:

3.0 (3 0)

Style:

3 Storey

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Level

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

Composite Siding

Flooring:

Carpet, Linoleum

Water Source:

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

Bedroom

Main

11`11" x 9`10"

Dining Room

Main

14`4" x 6`7"

Living Room

Main

13`10" x 14`4"

Bedroom - Primary

Second

12`11" x 14`3"

4pc Ensuite bath

Second

8`11" x 4`11"

4pc Bathroom

Second

4`11" x 7`7"

Office

Lower

7`8" x 8`6"

Room

Level

Dimensions

3pc Ensuite bath

Main

4`11" x 10`2"

Kitchen

Main

14`3" x 10`4"

Balcony

Main

9`5" x 5`11"

Walk-In Closet

Second

4`7" x 5`6"

Laundry

Second

10`4" x 11`7"

Bedroom

Second

10`10" x 11`10"

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









