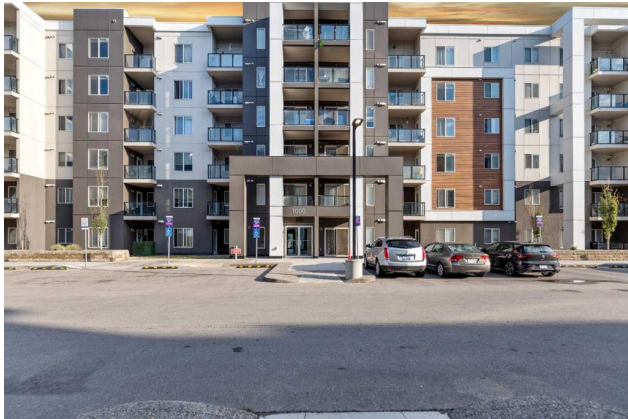


4641 128 Avenue #1513, Calgary T3N 1T3

MLS® #: **A2165363** Area: **Skyview Ranch** Listing Date: **09/13/24** List Price: **\$365,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 19-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2020**
Lot Information
 Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Titled, Underground**

Finished Floor Area
 Abv Sqft: **838**
 Low Sqft:
 Ttl Sqft: **838**

DOM
99
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Baseboard, Electric** Flooring: **Carpet, Vinyl**
 Sewer: Water Source:
 Ext Feat: **Garden, Playground** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked**
 Int Feat: **No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	10`1" x 9`10"	Bedroom	Main	11`8" x 10`7"
Bedroom	Main	11`1" x 8`11"	Kitchen	Main	9`2" x 7`11"
4pc Ensuite bath	Main	7`11" x 4`11"	4pc Bathroom	Main	7`5" x 4`11"
Laundry	Main	7`11" x 3`2"	Balcony	Main	9`10" x 6`4"
Living Room	Main	11`10" x 11`3"	Dining Room	Main	8`0" x 5`11"

Legal/Tax/Financial

Condo Fee:
\$338

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1912447**

Remarks

Pub Rmks: **Condo for Sale in Skyview Ranch - 3 Bedroom, 2 Titled Parking, and Assigned Storage Welcome to this stunning south-facing, 3-bedroom condo located in the highly sought-after community of Skyview Ranch! This bright and spacious unit features an open floor plan perfect for modern living. As you step inside, you'll be greeted by a beautifully designed kitchen with a large island, ample cabinetry, and a convenient pantry. Adjacent to the kitchen, you'll find stackable laundry for added ease. The large primary bedroom comes complete with its own ensuite bathroom, providing a private retreat. The other two bedrooms are ideal for children, guests, or a home office. With an oversized south-facing balcony, you'll enjoy natural sunlight all day long and have the perfect spot for family gatherings, BBQs, or simply relaxing with beautiful views. This unit comes with TWO titled heated underground parking spaces - a must-have during Calgary's winter months - and a large assigned storage space conveniently located in front of the parking spots. The balcony is also roughed-in for air conditioning for added comfort. The building offers great amenities, including a fitness center and a party room. Located close to shopping plazas, restaurants, Day care, schools, and the future 128 LRT Station, this condo is perfectly situated for convenience. You're just a short drive from Stoney Trail and Deerfoot offering easy access to all parts of the city. In just 10 minutes, you can be at CrossIron Mills Mall or the airport, and it's only 20 minutes to downtown Calgary! This condo is perfect for first-time homebuyers or as an investment property. Don't miss out on this opportunity to own a beautiful condo in one of the best communities in Northeast Calgary.**

Inclusions: **None**
Property Listed By: **CIR Realty**

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







