



THE
A-TEAM

**RE/MAX
FIRST**

4641 128 Avenue #1301, Calgary T3N 1B5

MLS® #: **A2165927** Area: **Skyview Ranch** Listing Date: **09/16/24** List Price: **\$350,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 04-Jan** 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: **Parkade**

Finished Floor Area

Abv Sqft: **907**
 Low Sqft:
 Ttl Sqft: **907**

DOM

128
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Baseboard**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Composite Siding, Concrete, Wood Frame**
 Flooring: **Carpet, Laminate**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer**
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Ensuite bath	Main		3pc Bathroom	Main	
Bedroom - Primary	Main	11`0" x 10`8"	Bedroom	Main	10`0" x 9`10"
Den	Main	7`11" x 7`11"			

Legal/Tax/Financial

Condo Fee: **\$351** Title: **Fee Simple** Zoning: **DC**
 Fee Freq:

Monthly

Legal Desc: 1912447;52

Remarks

Pub Rmks: **Welcome to this beautiful END UNIT spacious and practical 2-Bed, 2-Bath unit with a Den offers an ideal layout for both personal living and investment purposes. Located in the Prime and desirable community of Skyview Ranch this unit offers a North-facing, END unit, with over 900 sf of living space and lots of windows for sunlight, Stainless Steel appliances. Each bedroom has a window for sunlight and fresh air. The main living area is very bright & open with a super-sized great room with patio doors opening to the covered balcony for outdoor relaxing or BBQ. The primary bedroom with large walk-through closet to your 3 piece ensuite bathroom. There is an In-suite storage and laundry room and a Fitness room within the complex. The condo also has one titled underground heated parking stall a very convenient location near the elevator, the main lobby. Excellent for first-time home buyers or investors. The complex is a minute away to Grocery, shopping, transit, school (K-9, Prairie Sky School), medical, and Restaurants, DAYCARE within the complex. Easy access to all major routes in Calgary.**

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

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





