



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: **\$359,999**  
 Status: **Active**      County: **Calgary**      Change: **+\$20k, 01-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2020**

Finished Floor Area

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

DOM

**96**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

Ttl Park: **1**  
 Garage Sz:

Access:

Lot Feat:  
 Park Feat: **Parkade**

Utilities and Features

Roof:  
 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>
<b>3pc Ensuite bath</b>	<b>Main</b>		<b>3pc Bathroom</b>	<b>Main</b>	
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`0" x 10`8"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`0" x 9`10"</b>
<b>Den</b>	<b>Main</b>	<b>7`11" x 7`11"</b>			

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**





