

95 SKYVIEW Close #104, Calgary T3N 1X2

Sewer:

MLS®#: **A2167146** Area: **Skyview Ranch** Listing **09/20/24** List Price: **\$469,900**

Status: Active County: Calgary Change: -\$10k, 04-Oct Association: Fort McMurray

Date:

General Information

Prop Type: Residential
Sub Type: Row/Townhouse

City/Town: Calgary Finished Floor Area
Year Built: 2020 Abv Sqft:

Low Sqft:
Lot Sz Ar: 867 sqft Ttl Sqft:

Lot Sz Ar: **867 sqft** Ttl Sqft: **1,402**Lot Shape:

Ttl Park: Garage Sz:

1,402

DOM

<u>Layout</u>

Beds:

Baths:

Style:

<u>Parking</u>

3 (3)

2

3.0 (3 0)

3 Storey

92

Access:

Lot Feat: Cul-De-Sac,Other

Park Feat: Double Garage Attached, Garage Door Opener, Garage Faces Rear, Tandem

Utilities and Features

Roof: Asphalt Shingle Construction:

Heating: Forced Air Concrete, Wood Frame

Flooring:

Ext Feat: Balcony,Other Carpet,Vinyl Plank
Water Source:
Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Int Feat: Kitchen Island, Quartz Counters, Walk-In Closet(s)

Utilities:

Room Information

Room Level Dimensions Room Level **Dimensions** Main 14`2" x 15`9" Kitchen Main 11`11" x 13`7" **Living Room Bedroom** Main 8'2" x 10'2" 3pc Bathroom Main 0'0" x 0'0" **Bedroom - Primary** Upper 10`4" x 15`0" 4pc Ensuite bath Upper 0'0" x 0'0" 10`6" x 12`6" 4pc Ensuite bath 0'0" x 0'0" **Bedroom** Upper Upper

Legal/Tax/Financial

Condo Fee: Title: Zoning:

Fee Freq: Monthly

Legal Desc: **2110296**

Remarks

AMAZING LOCATION ~ LUXURY FINISHINGS ~ DOUBLE GARAGE TANDEM ~ EXCELLENT LAYOUT. Located within the popular community of Skyview Ranch, this like new 3 bedroom + 3 full bathroom townhome with low condo fees is thoughtfully designed & feels comfortable as soon as you walk in with a layout emphasizing great flow & functionality that is sure to impress. Under the 9 foot ceiling of the main floor, you'll find your open concept kitchen loaded with quality builder upgrades, wall to ceiling cabinets, quartz countertops and stainless steel appliances. To the South of the kitchen is your dining area and living space accented with a feature wall and beautiful electric fireplace. To the North, there is a thoughtfully placed full sized bedroom and 3 piece bathroom with a walk in shower. Upstairs houses 2 great sized primary rooms with ensuites and walk in closets. Completed with laundry. Enjoy the walking paths to parks/playgrounds or hop in your car to enjoy all the surrounding shops or quick access to Stoney to get into the city or out to the mountains. Book your showing today!

Inclusions: N/A

Pub Rmks:

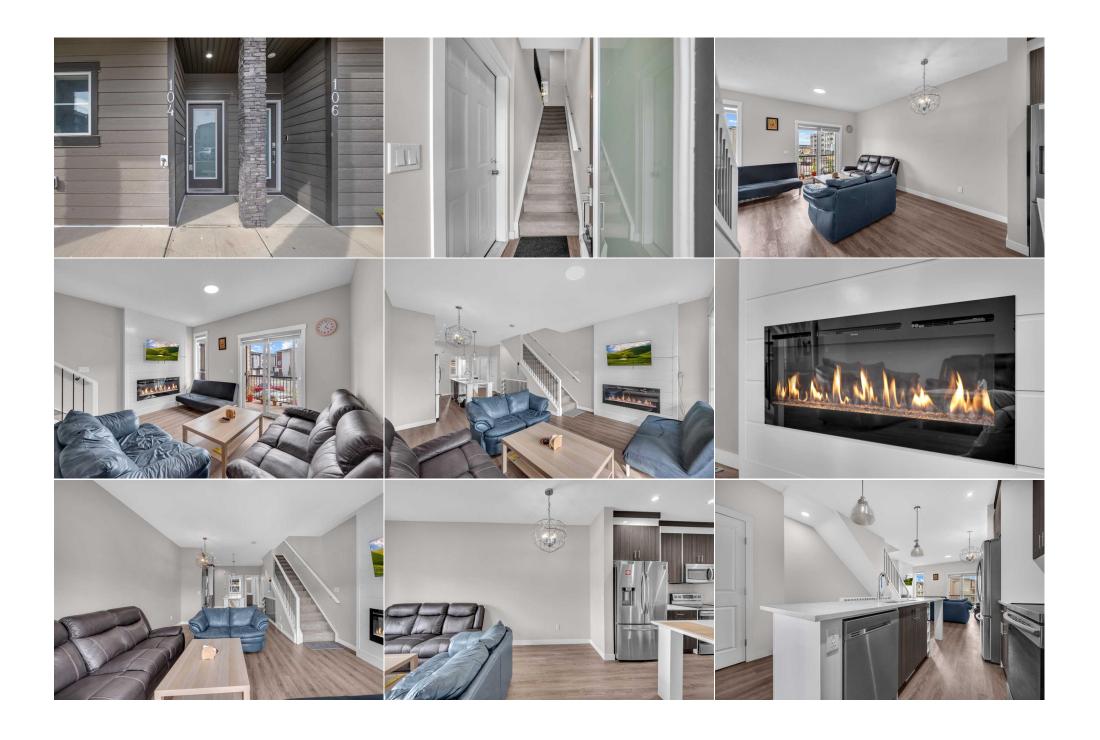
Property Listed By: Grand Realty

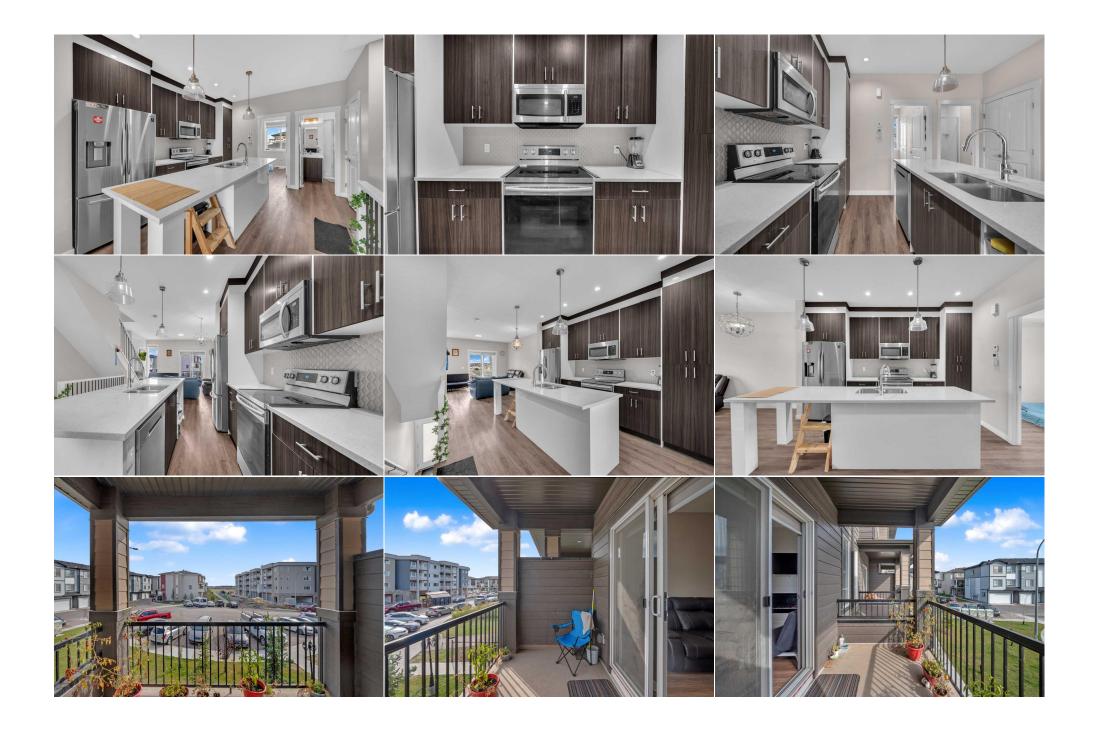
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

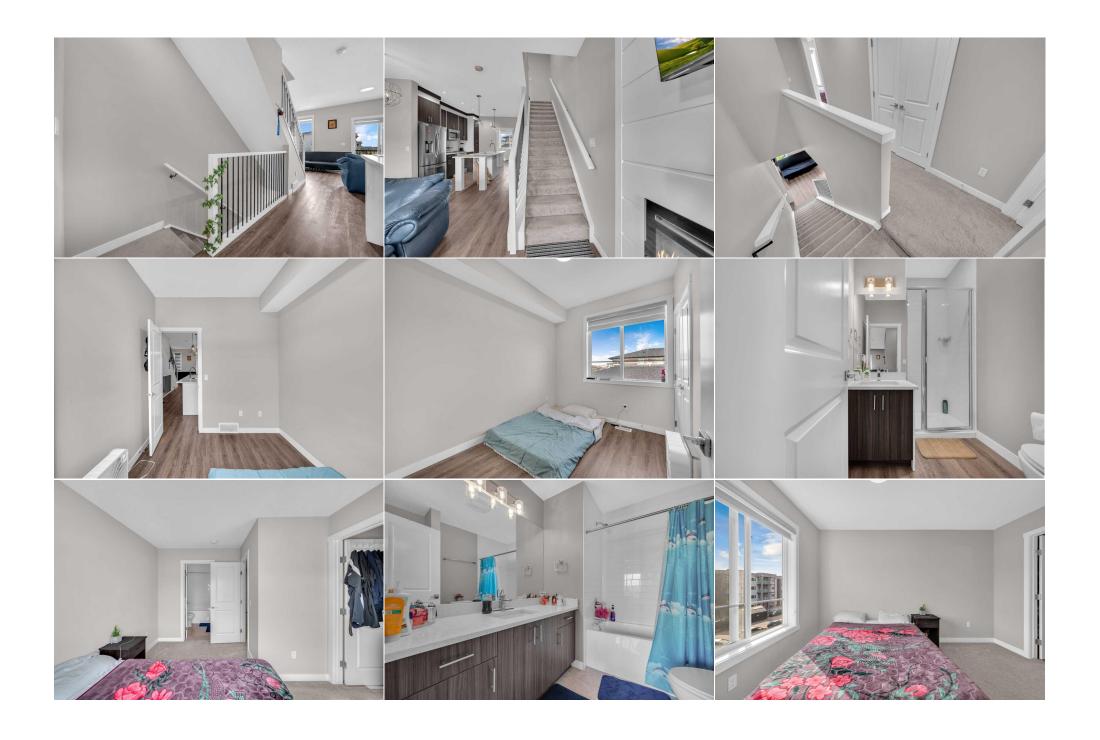










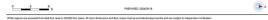






104-95 Skyview CI, Calgary, AB





104-95 Skyview CI, Calgary, AB Top Floor Interior Area 589.34 sq ft

104-95 Skyview CI, Calgary, AB Main Floor Interior Area 18.24 sq ft Excluded Area 906.32 sq ft





