

4641 128 Avenue #3408, Calgary T3N 1T4

MLS®#: **A2169847** Area: **Skyview Ranch** Listing Date: **10/02/24** List Price: **\$349,900**
 Status: **Active** County: **Calgary** Change: **-\$5k, 28-Oct** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Street Lighting**
 Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **821**
 Low Sqft:
 Ttl Sqft: **821**

DOM

50
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Baseboard** Flooring: **Carpet, Vinyl Plank**
 Sewer: Ext Feat: **Balcony** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer**
 Int Feat: **Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 9`0"	4pc Ensuite bath	Main	7`10" x 5`1"
Bedroom	Main	9`4" x 9`1"	Den	Main	7`11" x 9`1"
Dining Room	Main	5`6" x 13`3"	Kitchen	Main	8`5" x 8`0"
Living Room	Main	12`7" x 10`7"	Bedroom - Primary	Main	10`8" x 9`10"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$311

Fee Simple

DC

Fee Freq:
Monthly

Legal Desc: **2010208**

Remarks

Pub Rmks: **Welcome to Skyview, a beautiful community in Calgary. This 2 bed+den with 2 bath condo is located in a family-friendly building. When you enter, find an open area, a den space. Next is a kitchen with quartz countertops and an island, which can also be used as a breakfast bar. The laundry is tucked in the corner with the pantry. The main bedroom comes with a walkthrough closet and a full bath. 2nd bedroom also comes with a walkthrough closet and a full bath. Both the bedrooms have windows. A good-sized living room gives you a homely vibe so you can spend time with your family. This condominium comes with two underground parking, tandem. SMOKE FREE & PETS FREE Home. 24-hour Gym facility and conference room are available for rent, and daycare is also steps away. This building is close to many amenities like restaurants, grocery, coffee, and a C-train, which are coming soon and are steps away from this building. All in all, it's a package deal. You must visit to see the potential, call your favourite agent and book your private showing today!**

Inclusions: **N/A**
Property Listed By: **Royal LePage Benchmark**

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









