



THE
A-TEAM

**RE/MAX
FIRST**

4641 128 Avenue #1510, Calgary T3N 1T2

MLS®#: **A2172452** Area: **Skyview Ranch** Listing Date: **10/11/24** List Price: **\$314,900**
 Status: **Active** County: **Calgary** Change: **-\$15k, 17-Nov** 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: **753**
 Low Sqft:
 Ttl Sqft: **753**

DOM

41
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Stucco, Wood Frame**
 Flooring: **Carpet, Vinyl**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer**
 Int Feat: **Open Floorplan, See Remarks, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	9' 6" x 11' 11"	Walk-In Closet	Main	7' 9" x 2' 4"
4pc Ensuite bath	Main	7' 8" x 4' 11"	Bedroom	Main	9' 5" x 10' 5"
Den	Main	10' 8" x 7' 4"	Living Room	Main	12' 9" x 10' 11"
Kitchen	Main	10' 3" x 8' 0"	Dining Room	Main	8' 7" x 6' 6"
Balcony	Main	9' 11" x 7' 0"	Laundry	Main	3' 4" x 3' 1"
Entrance	Main	7' 9" x 4' 2"	4pc Bathroom	Main	7' 11" x 5' 0"

Legal/Tax/Financial

Condo Fee:
\$298

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1912447**

Remarks

Pub Rmks: **Welcome to Unit 1510 at Skyview Landing, a true gem nestled on a quiet street in the sought-after Skyview community. Whether you're a first-time buyer or an investor looking for a great opportunity, Unit 1510 at Skyview Landing has it all. This spacious and practical 2-bedroom, 2-bathroom unit, complete with a den, offers an ideal layout for both personal living and investment purposes. Key Features: Super Low Condo Fee and Positive Cash Flow: Benefit from low monthly costs and enjoy a property that pays off. Size and Layout: With an RMS of 757 sq. ft., this apartment features a highly functional floor plan. The large primary bedroom includes a walk-through closet leading to a 4-piece ensuite bathroom, while the second spacious bedroom has access to another 4-piece bathroom. The open den is perfect for use as an office or a game room. Bright and Airy Living Spaces: Large windows fill the unit with natural light, highlighting the vinyl flooring in the living area. The adjacent dining area and well-appointed kitchen offer ample storage and counter space, complete with granite countertops in both the kitchen and bathrooms. In-Suite Amenities: Enjoy the convenience of in-suite laundry with a stacked washer and dryer to meet all your needs. Outdoor Living: The oversized balcony, with its pleasant views, is perfect for gatherings and summer BBQs. Parking and Building Amenities: Experience the comfort of a titled underground parking spot to keep your car warm during winter. The complex also provides ample visitor parking, a fitness centre, and an amenity room for residents. Convenient Location: Skyview Landing is close to all essential amenities, public transportation, and the upcoming 128th Avenue LRT Station. Schools, daycares, restaurants, pharmacies, shops, and more are all within easy reach. Prairie Sky School is just around the corner, making it a convenient option for families. Accessibility: Enjoy easy access to major roads like Stoney Trail, Deerfoot Trail, and Country Hills Blvd. With a 20-minute drive to downtown Calgary and a 10-minute drive to CrossIron Mills Mall or the airport, commuting is a breeze. This well-managed building includes water, heating, insurance, and professional management in the condo fees, allowing you to move in and relax with peace of mind. Experience the lifestyle of one of the best communities in the Northeast, with parks, playgrounds, shops, and much more nearby. Call today for your private viewing.**

Inclusions:
Property Listed By: **Hood Fan
RE/MAX Realty Professionals**

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









