



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4641 128 Avenue #4211, Calgary T3N 1T5**

MLS®#: **A2173989**      Area: **Skyview Ranch**      Listing Date: **10/31/24**      List Price: **\$365,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      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: **Stall,Underground**

Finished Floor Area

Abv Sqft: **836**  
 Low Sqft:  
 Ttl Sqft: **836**

DOM

**82**

Layout

Beds: **3 (3 )**  
 Baths: **2.0 (2 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **None**

Construction: **Mixed,Stucco,Vinyl Siding**  
 Flooring: **Carpet,Laminate**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Open Floorplan,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Entrance</b>	<b>Main</b>	<b>4`1" x 4`3"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8`0" x 8`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>6`6" x 9`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`8" x 12`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`10" x 8`11"</b>	<b>Laundry</b>	<b>Main</b>	<b>3`0" x 7`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`8" x 10`1"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`3" x 10`7"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 7`5"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>4`11" x 8`0"</b>

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$311

Fee Simple  
Fee Freq:  
Monthly

DC

Legal Desc: 2010209

Remarks

Pub Rmks: **3 BED 2 BATH 1 UNDERGROUND HEATED TITLED PARKING STALL. Welcome to this stunning unit that effortlessly combines luxury and convenience! This beautifully maintained condo features 3 generous sized Bedrooms, 2 elegantly designed bathrooms, bright and airy living area perfect for relaxation and entertaining. The kitchen is equipped with stainless steel appliances and ample of cabinet space for storage. The unit also includes laundry room with stacked washer-dryer and shelving for storage. Balcony of the unit is ideal for enjoying morning cup of coffee or evening breeze. Community amenities may include gym access, on site daycare and easy access to shopping plaza, dining and and transit. This condo is perfect for first time home buyers and investors as well.**

Inclusions: N/A  
Property Listed By: Real Broker

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











