

4641 128 Avenue #2317, Calgary T3N 1T3

MLS® #: **A2175077** Area: **Skyview Ranch** Listing Date: **10/23/24** List Price: **\$286,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2019**

Lot Information

Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Parkade**

Finished Floor Area
 Abv Sqft: **564**
 Low Sqft:
 Ttl Sqft: **564**

DOM

29
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Lighting,Playground**

Construction: **Mixed,Stucco,Vinyl Siding**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Wall/Window Air Conditioner,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Granite Counters,No Animal Home,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`4" x 9`6"	Bedroom - Primary	Main	12`2" x 9`10"
Bedroom	Main	11`2" x 9`10"	4pc Bathroom	Main	7`5" x 4`11"
Living Room	Suite	12`8" x 11`6"	Balcony	Main	9`1" x 6`2"

Legal/Tax/Financial

Condo Fee: **\$230** Title: **Fee Simple** Zoning: **DC**
 Fee Freq:

Monthly

Legal Desc: 2010207

Remarks

Pub Rmks: **Welcome to this beautiful modern condo in Skyview Landing located on the 3rd floor .The unit has 2 bedrooms and 1 full bathroom along with an underground heated parking spot.Whether you're looking for your first home or an investment property, this condo nestled in the urban community of Skyview Ranch is a great choice. This 3rd FLOOR UNIT features an open floor plan and a cozy master bedroom and a full bath. this home will greet you with a clean and modern design with luxury vinyl plank floors, granite countertops, microwave Hood Fan, balcony space and more. this apartment comes with an upgraded washer/dryer set. One of the bedrooms is spacious for a queen size while the other one can be used as a bedroom or a home office. The full bath is also inviting, large and modern. Laundry is stacked and in unit! Never worry about parking in the winter when you have your own titled underground parking stall close . Building 2000 has the conference room (first floor), Building 3000 has the gym (first floor), Building 1000 has a Day Care, Bike storage is in the parkade. Now is the best time to enjoy all the development that has finally been completed around this apartment. New coffee shops, restaurants, plazas, grocery stores and so much more is close by. Contact your favorite realtor to book a showing today!**

Inclusions: n/a
Property Listed By: Skyrock

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





