



THE
A-TEAM

**RE/MAX
FIRST**

4641 128 Avenue #4113, Calgary T3N1T5

MLS®#: **A2175980**

Area: **Skyview Ranch**

Listing Date: **10/28/24**

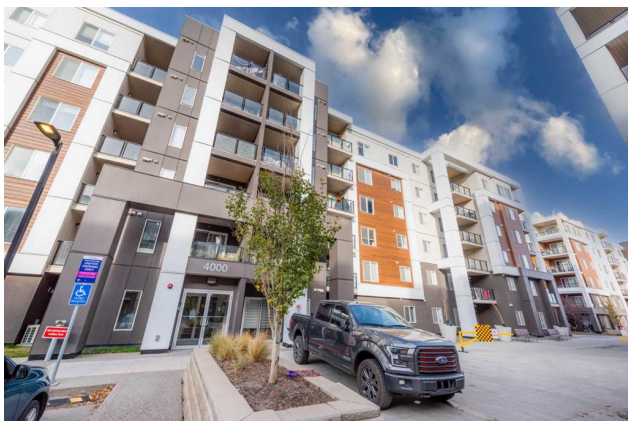
List Price: **\$344,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 08-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2021**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **767**
Low Sqft:
Ttl Sqft: **767**

DOM

85
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Tandem,Titled,Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Electric**
Sewer:
Ext Feat: **None**

Construction: **Composite Siding,Concrete**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Elevator,No Animal Home,No Smoking Home**
Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-------------------------|--------------|----------------------|--------------------------|--------------|----------------------|
| 4pc Bathroom | Main | 8`0" x 5`1" | Bedroom | Main | 9`5" x 9`2" |
| 4pc Ensuite bath | Main | 5`1" x 9`2" | Bedroom - Primary | Main | 11`0" x 9`10" |
| Kitchen | Main | 8`0" x 8`5" | Den | Main | 8`0" x 8`9" |
| Living Room | Main | 18`8" x 13`3" | | | |

Legal/Tax/Financial

Condo Fee:
\$298

Title:
Fee Simple

Zoning:
DC

Fee Freq:
Monthly

Legal Desc: **2010209**

Remarks

Pub Rmks: **Welcome to your new home in this desirable community, where convenience meets comfort. This immaculate ground floor condo features 2 spacious bedrooms and 2 modern bathrooms, perfect for families or professionals seeking extra space. As you enter, you are greeted by a bright and airy living room that seamlessly flows into a versatile den, ideal for a home office or additional leisure space. The well-appointed kitchen boasts stainless steel appliances, making meal preparation a delight. A stacked laundry setup adds to the convenience of this thoughtfully designed layout. Enjoy the ease of tandem underground parking, providing secure and accessible parking for you and your guests. The condo is equipped with AC rough-in, allowing for future cooling enhancements to ensure year-round comfort. Location is key, and this property does not disappoint. Just across the street, a shopping plaza offers a variety of retail options, while a nearby daycare and two schools cater to families. Outdoor enthusiasts will appreciate the proximity to parks designed for kids to play and explore. Additionally, you are conveniently close to a major mall and the airport, making travel and shopping a breeze. The building itself features a gym, providing residents with an excellent opportunity to maintain an active lifestyle without leaving home. Don't miss your chance to own this exceptional condo in a thriving community—schedule your viewing today!**

Inclusions: **N/A**
Property Listed By: **MaxWell Central**

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



