



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4641 128 Avenue #2420, Calgary T3N 1T3**

MLS® #: **A2178392**

Area: **Skyview Ranch**

Listing Date: **11/09/24**

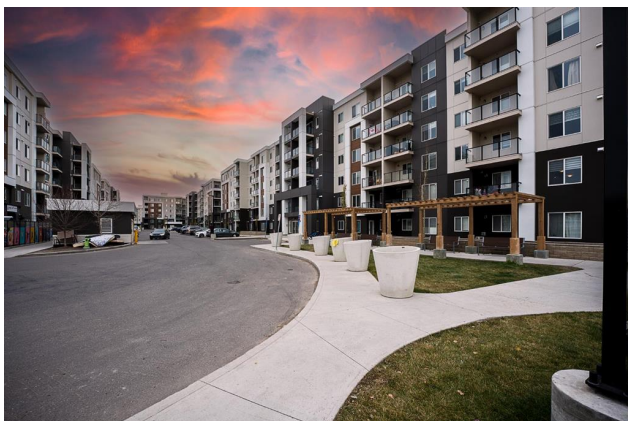
List Price: **\$319,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **910**  
Low Sqft:  
Ttl Sqft: **910**

Lot Information

Lot Sz Ar:  
Lot Shape:

DOM

**11**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Heated Garage,Parkade**

Utilities and Features

Roof:  
Heating: **Baseboard,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,Lighting**

Construction: **Cement Fiber Board,Metal Siding ,Wood Frame**  
Flooring: **Carpet,Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>5`0" x 7`4"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>88`0" x 5`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`0" x 11`1"</b>	<b>Den</b>	<b>Main</b>	<b>88`1" x 8`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`0" x 11`2"</b>	<b>Kitchen</b>	<b>Main</b>	<b>88`6" x 13`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`2" x 13`0"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`11" x 11`2"</b>

Legal/Tax/Financial

Condo Fee:  
**\$352**

Title:  
**Fee Simple**

Zoning:  
**DC**

Legal Desc:

2010207

Fee Freq:  
Monthly

Remarks

Pub Rmks:

**\*\* RARE CORNER UNIT - 2 Bedroom + Den + 2 Bath \*\* Prime and very desirable location - This home offers a cool balcony and easy living with great room living. The complex is close to all your shopping, transit, school, medical, and entertainment needs! With ample living space, this home is one of the most popular plans in the building! The main living area is very bright & open with a super-sized great room with a massive balcony- great for outdoor relaxing or BBQing time! The main living area has laminated/carpet floors and modern light fixtures. The Kitchen features modern wood-style cabinet doors, GRANITE counters, an OTR microwave/hood fan, and stainless steel appliances. The primary bedroom is also large with a walk-through closet to your 3 piece ensuite! Call your friendly REALTOR(R) to book your viewing today.**

Inclusions:

N/A

Property Listed By:

Five Star Realty

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



