



THE
A-TEAM

**RE/MAX
FIRST**

4641 128 Avenue #1416, Calgary T3N 1T2

MLS® #: **A2178419**

Area: **Skyview Ranch**

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

List Price: **\$374,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 19-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:

Finished Floor Area

Abv Sqft: **911**
Low Sqft:
Ttl Sqft: **911**

DOM

12

Layout

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

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:
Lot Feat:
Park Feat:

Additional Parking,Enclosed,Garage Door Opener,Heated Garage,Owned,Titled,Underground

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Elevator,Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Vaulted Ceiling(s),Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	4`5" x 5`0"
Den	Main	7`11" x 7`11"
Dining Room	Main	12`9" x 10`1"
Walk-In Closet	Main	3`11" x 7`5"
Living Room	Main	13`11" x 11`1"
4pc Bathroom	Main	4`11" x 7`10"

Room	Level	Dimensions
Laundry	Main	3`5" x 7`5"
Kitchen With Eating Area	Main	9`11" x 9`1"
Bedroom - Primary	Main	10`8" x 11`1"
3pc Ensuite bath	Main	5`0" x 7`5"
Bedroom	Main	10`0" x 9`10"
Balcony	Main	6`5" x 10`10"

Legal/Tax/Financial

Condo Fee:
\$365

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1912447**

Remarks

Pub Rmks: **This is the CONDO UNIT you are waiting for!! 2 TITLED Underground HEATED Parking & storage. Welcome to Skyview Landing. This CORNER unit welcomes you with spacious foyer and DEN(could be for your office space or put a daybed for guest) As you go in, the Open concept layout is very inviting, SUNLIGHT is pouring in. Gourmet kitchen houses Diamond Stainless steel appliances and GRANITE counter tops including bathroom vanity. Wow, a granite ISLAND for extra dining space and ease of food preparation. Primary Bedroom is very spacious, have a 3 pc. en-suite and walkthrough closet. The 2nd bedroom is equally spacious adjacent to the Main bathroom. For your Convenience, LAUNDRY in the unit is a bonus. For those Hot summer days, you can INSTALL AC, it's Roughed-In. RARELY a unit comes with 2 titled parking. Yay for No Scraping Snow anymore & have the PEACE OF MIND for not having to park your cars on the road. EXCELLENT LOCATION for School /Daycare/ Transportation. Shops are across the building. Few minutes drive to Cross Iron Mall/Airport/Hospital. FUTURE LRT station for additional transportation. Save money for GYM MEMBERSHIP, they have their own FITNESS centre & no need to worry in finding parking for your guest, this complex has Ample Free Visitor parking. LOW CONDO FEE is a Big Plus. Easy access to Deerfoot, Stoney Trail and Metis Trail. Book your showing now.**

Inclusions:
Property Listed By: **N/A
URBAN-REALTY.ca**

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













