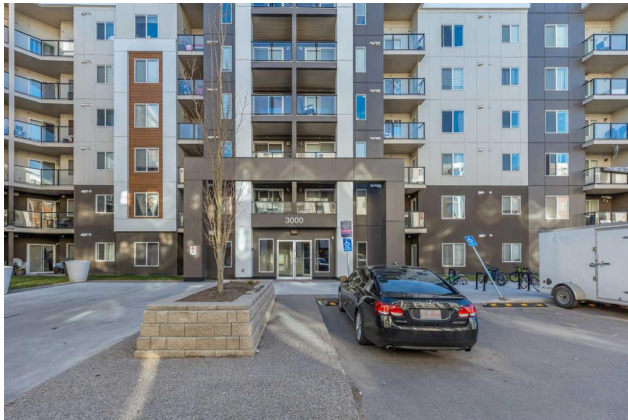


4641 128 Avenue #3207, Calgary T3N 1T4

MLS®#: **A2179728** Area: **Skyview Ranch** Listing **11/19/24** List Price: **\$324,999**
 Status: **Active** County: **Calgary** Change: **-\$5k, 04-Dec** 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:

Finished Floor Area
 Abv Sqft: **776**
 Low Sqft:
 Ttl Sqft: **776**

Parkade,Titled,Underground

DOM

32
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard,Central**
 Sewer:
 Ext Feat: **Courtyard,Dog Run,Garden,Lighting,Playground,Private Entrance**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Built-in Features,Chandelier,Kitchen Island,Pantry,Quartz Counters,See Remarks,Storage,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Office	Main	13`1" x 8`0"	Kitchen	Main	8`4" x 8`6"
Living Room	Main	10`6" x 18`5"	Bedroom - Primary	Main	9`11" x 10`10"
Walk-In Closet	Main	7`2" x 2`11"	4pc Ensuite bath	Main	5`1" x 8`0"
Laundry	Main	3`1" x 8`0"	Bedroom	Main	9`2" x 9`6"
Walk-In Closet	Main	7`4" x 3`0"	4pc Ensuite bath	Main	9`2" x 5`0"

Legal/Tax/Financial

Condo Fee:
\$298

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **2010208**

Remarks

Pub Rmks: **First-Time Homebuyers and Investors Alert! Modern Condo in Skyview Welcome to Skyview, a vibrant and family-friendly community in Calgary! This 2-MASTER Bedroom, 2-Bathroom + DEN/OFFICE condo with LOW CONDO FEES and TITLED Underground parking offers exceptional value and comfort in a well-maintained building. Upon entry, you're welcomed into an open area featuring a versatile den space, perfect for a home office or study. The modern kitchen is equipped with quartz countertops, an island that doubles as a breakfast bar, and a convenient pantry with laundry facilities tucked in the corner. Both PRIMARY BEDROOMS come with walk-through closets and private Ensuite Bathrooms, providing a touch of luxury and privacy. Large windows in both bedrooms and living room allow for an abundance of natural light, creating a bright and inviting atmosphere. The spacious living room exudes a warm, homely vibe, ideal for relaxing and spending quality time with family. Enjoy the convenience of TITLED UNDERGROUND PARKING to keep your vehicle warm and secure during the winter months. The building also offers ample visitor parking, a fitness centre, and a welcoming amenity room for residents. Skyview Landing is perfectly situated near essential amenities and public transportation, with the upcoming 128th Avenue LRT Station enhancing future connectivity. Schools, daycares, restaurants, pharmacies, and shops are all within close proximity. Prairie Sky School is just around the corner, making school commutes effortless for families. Easy access to major routes like Stoney Trail, Deerfoot Trail, and Country Hills Blvd. Just a 20-minute drive to downtown Calgary and a 10-minute drive to CrossIron Mills Mall or the airport. Experience the lifestyle in one of Northeast Calgary's most sought-after communities, with nearby parks, playgrounds, shops, and more. Don't miss this opportunity to secure an ideal property for living or investing. Call your favourite realtor today for your private viewing!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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

