

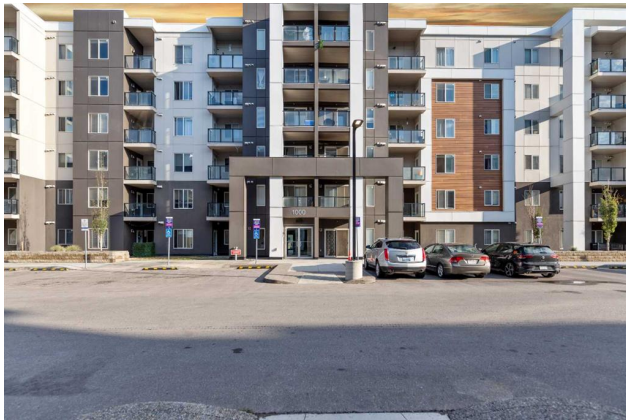


THE
A-TEAM

**RE/MAX
FIRST**

4641 128 Avenue #1605, Calgary T3N1B5

MLS®#: **A2180961** Area: **Skyview Ranch** Listing Date: **11/23/24** List Price: **\$332,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat: **Titled, Underground**

Finished Floor Area
 Abv Sqft: **692**
 Low Sqft:
 Ttl Sqft: **692**

DOM

28
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Wood Frame**
 Flooring: **Carpet, Vinyl**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**
 Int Feat: **See Remarks**
 Utilities: **See Remarks**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	8`5" x 8`5"	Kitchen	Main	10`7" x 9`2"
Bedroom - Primary	Main	10`4" x 9`3"	4pc Bathroom	Main	7`4" x 4`11"
Balcony	Main	8`5" x 6`7"	Living Room	Main	12`4" x 11`1"
Laundry	Main	7`11" x 3`8"	Bedroom	Main	8`11" x 8`7"
4pc Ensuite bath	Main	8`11" x 4`11"	Walk-In Closet	Main	6`7" x 3`4"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$270

Fee Simple
Fee Freq:
Monthly

DC

Legal Desc: 1912447

Remarks

Pub Rmks: **TOP FLOOR UNIT 2BED 2BATH 1 UNDERGROUND HEATED TITLED PARKING STALL. Welcome to this stunning top-floor unit that effortlessly combines luxury and convenience! This beautifully maintained 692 Sqft condo features 2 generous sized Bedrooms, 2 elegantly designed bathrooms, bright and airy living area perfect for relaxation and entertaining. The kitchen is equipped with stainless steel appliances and ample of cabinet space for storage. The unit also includes laundry room with stacked washer-dryer and shelving for storage. Balcony of the unit is ideal for enjoying morning cup of coffee or evening breeze. Community amenities may include gym access, on site daycare and easy access to shopping plaza, dining and transit. This condo is perfect for first time home buyers and investors as well.**

Inclusions: **None**
Property Listed By: **Greater Property Group**

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



