



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4641 128 Avenue #3321, Calgary T3N1T4**

MLS® #: **A2184607**      Area: **Skyview Ranch**      Listing Date: **12/28/24**      List Price: **\$310,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$7k, 03-Feb**      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: **757**  
 Low Sqft:  
 Ttl Sqft: **757**

DOM

**56**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt**  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony, Other, Playground**  
 Construction: **Concrete, Wood Frame**  
 Flooring: **Carpet, Vinyl**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**  
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>7`9" x 5`0"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>4`10" x 9`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`7" x 9`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>7`11" x 8`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>7`11" x 8`3"</b>	<b>Living Room</b>	<b>Main</b>	<b>18`8" x 13`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`11" x 9`11"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$298**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC**

Legal Desc: **2010208**

Remarks

Pub Rmks: **Welcome to this stunning modern condo in Skyview Landing, perfectly situated on the 3rd floor! This beautiful unit boasts an impressive array of features, including 2 spacious bedrooms, 2 full bathrooms, a versatile den that's perfect for a home office or secondary living space, and a convenient underground heated parking spot. The sleek and modern kitchen is equipped with stainless steel appliances, elegant white quartz countertops, and crisp white kitchen cabinets, creating a culinary space that's both functional and stylish. The building itself offers a range of amenities, including a fully-equipped gym on the main floor, a convenient daycare on site, and a prime location that's within walking distance to schools, parks, playgrounds, bus stops, shopping, and restaurants. With easy access to major roads, including Stoney Trail, Deerfoot Trail, and Country Hills Blvd, and a future LRT station conveniently located across the complex, this condo offers the perfect blend of comfort, convenience, and location, making it an ideal choice for anyone looking for a modern and hassle-free lifestyle. Additionally, the unit has been freshly updated with new paint throughout, providing a clean and modern finish.**

Inclusions: **NA**  
Property Listed By: **eXp Realty**

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









