



THE
A-TEAM

**RE/MAX
FIRST**

6467 128 Avenue, Calgary T3N 1S4

MLS®#: **A2184881**

Area: **Cornerstone**

Listing Date: **01/02/25**

List Price: **\$489,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 27-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2019**

Finished Floor Area

Abv Sqft: **1,566**
Low Sqft:
Ttl Sqft: **1,566**

DOM

69
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **3 (or more) Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

Lot Feat: **Corner Lot,Landscaped,Street Lighting**
Park Feat: **Double Garage Attached,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **High Ceilings,Kitchen Island,No Animal Home,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Third	11`7" x 9`11"
Bedroom	Third	10`0" x 9`2"
4pc Bathroom	Third	8`1" x 4`11"
2pc Bathroom	Second	5`1" x 5`7"
Kitchen With Eating Area	Second	11`1" x 12`2"
Entrance	Main	14`3" x 7`2"

Room	Level	Dimensions
4pc Ensuite bath	Third	8`1" x 7`2"
Bedroom	Third	8`8" x 8`4"
Bedroom	Main	7`11" x 10`3"
Living Room	Second	13`6" x 14`5"
Dining Room	Second	9`1" x 12`2"

Legal/Tax/Financial

Condo Fee:
\$269

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **2010376**

Remarks

Pub Rmks: **| CORNER/END UNIT | DOUBLE ATTACHED HEATED GARAGE | WELL KEPT | MODERN DESIGN | 4 BED 2.5 BATH | HIGHLY-DESIRED NEIGHBORHOOD | Welcome to your new home, where comfort meets style in this beautifully upgraded property. With over 1,566 sq. ft. of living space across three levels, this spacious home offers 4 bedrooms, 2.5 bathrooms, and a HEATED DOUBLE GARAGE. The main floor is perfect for entertaining, featuring a large open kitchen with a full island, quartz countertops, stainless steel appliances, and upgraded flooring. The design flows smoothly into the living and dining areas, leading to a private balcony. The top floor is your personal retreat, with a spacious primary bedroom that includes an ensuite and a walk-in closet. You'll also find two more bedrooms, a full guest bathroom, and convenient upstairs laundry. On the lower level, there's a flexible 4th bedroom that can serve as a home office or extra living space, complete with a closet and large windows for natural light. Plus, this level has access to the heated garage. Located in the friendly Cornerstone community, you'll be close to parks, playgrounds, wetlands, and shopping options.**

Inclusions:
Property Listed By: **N/A**
Century 21 Bravo Realty

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









