



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4641 128 Avenue #3408, Calgary T3N 1T4**

MLS®#: **A2184935**

Area: **Skyview Ranch**

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

List Price: **\$329,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 12-Jan**

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: **Street Lighting**  
Park Feat: **Heated Garage,Underground**

Finished Floor Area

Abv Sqft: **758**  
Low Sqft:  
Ttl Sqft: **758**

DOM

**21**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **2**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
Int Feat: **Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 9`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`4" x 9`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>5`6" x 13`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`7" x 10`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>5`6" x 13`3"</b>

Room	Level	Dimensions
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`10" x 5`1"</b>
<b>Den</b>	<b>Main</b>	<b>7`11" x 9`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`5" x 8`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`8" x 9`10"</b>

Legal/Tax/Financial

Condo Fee:  
**\$311**

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

Zoning:  
**DC**

Legal Desc: **2010208**

Remarks

Pub Rmks: **Welcome to Skyview, a beautiful community in Calgary. This 2 BED+DEN, 2 BATH condo is located in a family-friendly building. When you enter, find an open area, a den space. Next is a kitchen with quartz countertops and an island, which can also be used as a breakfast bar. The laundry is tucked in the corner with the pantry. The main bedroom comes with a walkthrough closet and a full bath. 2nd bedroom also comes with a walkthrough closet and a full bath. Both the bedrooms have windows. A good-sized living room gives you a homely vibe so you can spend time with your family. This condominium comes with TWO UNDERGROUND PARKINGS, tandem. SMOKE FREE & PETS FREE Home. 24-hour Gym facility and conference room are available for rent, and daycare is also steps away. This building is close to many amenities like restaurants, grocery, coffee, and a C-train, which are coming soon and are steps away from this building. All in all, it's a package deal. You must visit to see the potential, call your favourite agent and book your private showing today!**

Inclusions:  
Property Listed By: **n/a**  
**Royal LePage Benchmark**

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









