



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4641 128 Avenue #3324, Calgary T3N 1T4**

MLS® #: **A2185724**

Area: **Skyview Ranch**

Listing Date: **01/07/25**

List Price: **\$354,999**

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:

Finished Floor Area  
Abv Sqft: **910**  
Low Sqft:  
Ttl Sqft: **910**

**Titled, Underground**

DOM

**14**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **2**  
Garage Sz:

Utilities and Features

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

Construction: **Concrete, Stucco, Wood Frame**  
Flooring: **Carpet, Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**  
Int Feat: **Elevator, Granite Counters, Kitchen Island, No Animal Home**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`0" x 4`11"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>4`11" x 7`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`10" x 11`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`1" x 12`9"</b>
<b>Foyer</b>	<b>Main</b>	<b>8`0" x 12`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`6" x 9`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`0" x 14`3"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`10" x 11`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$365**

Title:  
**Fee Simple**

Zoning:  
**DC**

Fee Freq:  
**Monthly**

Legal Desc: **2010208**

Remarks

Pub Rmks: **Welcome home to this beautiful condo located in the vibrant community of Skyview Landing. This property is extremely well maintained and offers everything you need and more. Within this 900+ SQFT condo, there are 2 very spacious bedrooms, 2 full bathrooms, and a versatile den/flex room—perfect for your lifestyle. Plus, you will definitely greatly appreciate the convenience of titled, heated underground parking, WITH 2 SPOTS, ensuring you're winter-ready from day one. As you step inside the front door you are greeted with your FLEXIBLE DEN AREA, which is currently set up as an "active space" for a healthy lifestyle, but can be adjusted to your needs! The kitchen is a dream for any home cook, boasting granite countertops, ample amounts of cabinet space, a LARGE ISLAND with a breakfast bar, and stainless steel appliances. The very spacious and open living room leads to a perfect sized CORNER BALCONY, perfect for your morning coffee or evening gatherings. The primary bedroom is your private retreat, featuring a WALKTHROUGH CLOSET and a sleek ensuite bathroom with a granite vanity. The second bedroom is equally impressive, with lots of space, a spacious closet, and a full bathroom right outside the door. Additional highlights in this condo include 9-foot knockdown ceilings, a convenient laundry/pantry/storage area with a front-load stacked washer and dryer inside the unit, and of course, the comfort of heated underground parking. This means there will be no need to scrape ice in the winter! Furthermore, there is an on-site FITNESS ROOM, and lots of FREE VISITOR PARKING for your guests. Location-wise, it doesn't get much better than this! You'll be within WALKING DISTANCE of schools, parks, bike and walking paths, public transit, and a variety of shops, restaurants, and other services. Major routes like Metis Trail, Stoney Trail, and Country Hills Blvd are just minutes away, making commuting a summer breeze. The building offers EXCELLENT SECURITY with key-controlled entry and 24/7 camera surveillance. It also features a very low condo fee that covers water, heating, and maintenance of common areas. This is more than just a condo—it's a lifestyle upgrade for those who want to experience home ownership at a stellar price! Don't miss the chance to make this stunning home yours.**

Inclusions:  
Property Listed By: **Access Key Card to Unit and Gym Facilities  
Century 21 Bravo Realty**

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















