



THE
A-TEAM

**RE/MAX
FIRST**

95 SKYVIEW Close #908, Calgary T3N 1X2

MLS®#: **A2186987** Area: **Skyview Ranch** Listing Date: **01/11/25** List Price: **\$459,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Other
 Double Garage Attached, Garage Door Opener**

Finished Floor Area

Abv Sqft: **1,367**
 Low Sqft:
 Ttl Sqft: **1,367**

DOM

10
Layout
 Beds: **3 (3)**
 Baths: **3.0 (3 0)**
 Style: **3 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Utilities and Features

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

Construction: **Vinyl Siding**
 Flooring: **Carpet, Ceramic Tile, Vinyl**
 Water Source:
 Fnd/Bsmt: **Other**

Kitchen Appl: **Dishwasher, Electric Cooktop, ENERGY STAR Qualified Dishwasher, Microwave, Refrigerator, Washer/Dryer**
 Int Feat: **Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	9`1" x 5`10"	Bedroom	Main	11`0" x 8`0"
Kitchen	Main	14`1" x 13`9"	Living Room	Main	14`9" x 13`5"
4pc Ensuite bath	Upper	8`5" x 6`11"	4pc Ensuite bath	Upper	8`6" x 6`11"
Bedroom	Upper	14`3" x 12`0"	Bedroom - Primary	Upper	16`8" x 14`3"
Furnace/Utility Room	Lower	5`11" x 3`5"			

Legal/Tax/Financial

Condo Fee:
\$221

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **2110296**

Remarks

Pub Rmks: **Welcome to this stunning townhouse with low condo fees in the vibrant community of Skyview! Nestled on a quiet street, this charming townhouse exudes timeless elegance and modern comfort. It consists of an airy and open floorplan with a spacious kitchen featuring a central island, sleek stainless steel appliances and ample cupboard and counter space. The open concept living room is a cozy retreat with a modern fireplace which opens to a private balcony to enjoy the fresh air. The main floor concludes with a bedroom/office and a 3 piece full bathroom. Upstairs you will find the primary and a second large bedroom each with its own 4 piece ensuite bathrooms, also on the upper floor is a laundry room for your convenience. This townhouse blends the charm of classic architecture with the convenience of modern amenities, offering an effortless blend of style and practicality. Just a few minutes away from grocery stores, parks, restaurants, schools and other amenities.**

Inclusions:
Property Listed By: **N/A**
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TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







