



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

Finished Floor Area

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

DOM

**42**  
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
<b>3pc Bathroom</b>	<b>Main</b>	<b>9`1" x 5`10"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`0" x 8`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`1" x 13`9"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`9" x 13`5"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>8`5" x 6`11"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>8`6" x 6`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>14`3" x 12`0"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>16`8" x 14`3"</b>
<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>5`11" x 3`5"</b>			

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**  
**URBAN-REALTY.ca**

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







