



THE
A-TEAM

**RE/MAX
FIRST**

30 SKYVIEW POINT Link, Calgary T3N 0G6

MLS® #: **A2189058**

Area: **Skyview Ranch**

Listing Date: **02/24/25**

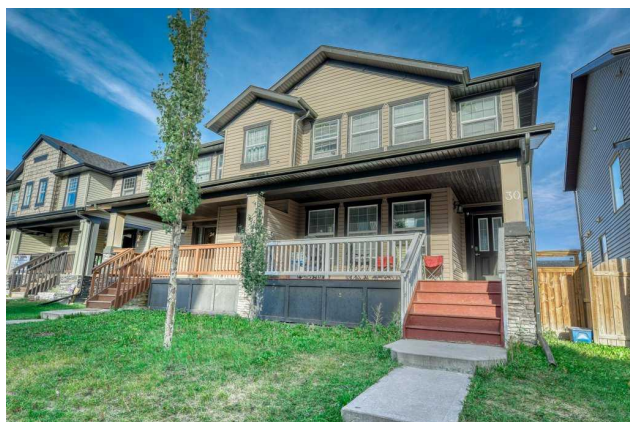
List Price: **\$565,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,487

Year Built:

2011

Low Sqft:

Ttl Sqft:

1,487

Lot Information

Lot Sz Ar:

2,800 sqft

Lot Shape:

DOM

1

Layout

Beds:

4 (3 1)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

3

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Rectangular Lot,Street Lighting

Parking Pad,Paved

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings

Int Feat:

Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`11"
Dining Room	Main	15`3" x 12`4"
4pc Bathroom	Upper	9`8" x 4`11"
Bedroom	Upper	10`0" x 10`4"
Game Room	Basement	18`3" x 12`10"
Furnace/Utility Room	Basement	8`1" x 6`9"
Den	Basement	7`10" x 10`5"

Room	Level	Dimensions
Kitchen	Main	11`11" x 11`3"
Living Room	Main	14`0" x 13`6"
Bedroom	Upper	9`8" x 10`2"
Bedroom - Primary	Upper	13`7" x 13`3"
3pc Bathroom	Basement	8`0" x 5`1"
Bedroom	Basement	10`0" x 10`4"

Title:
Fee Simple
Legal Desc:

Zoning:
R2

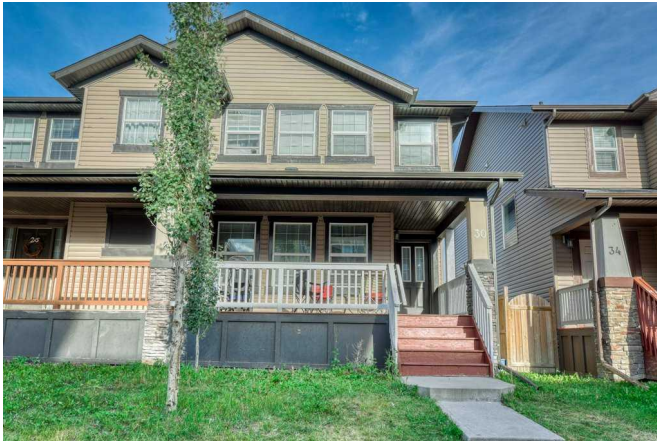
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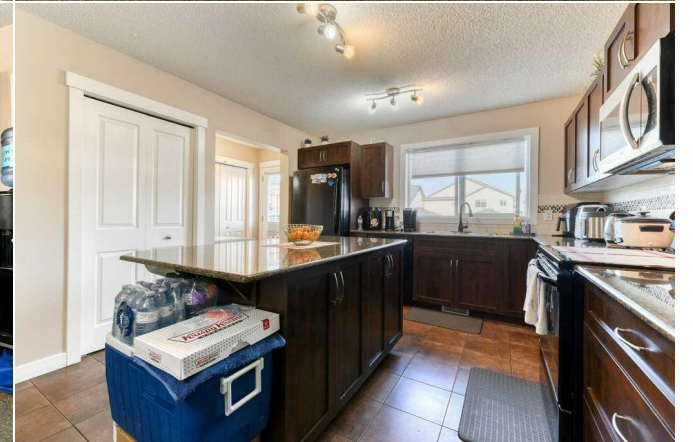
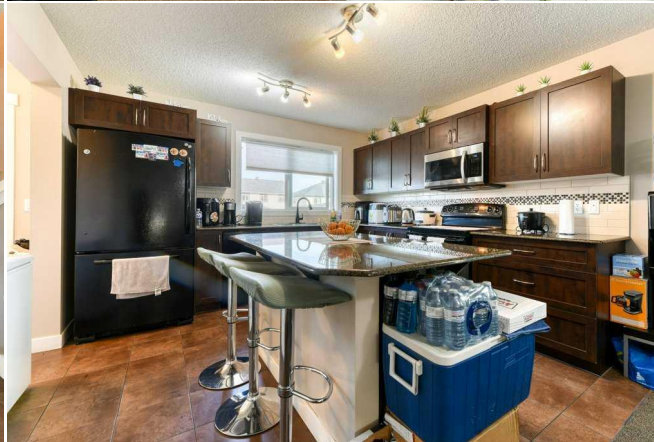
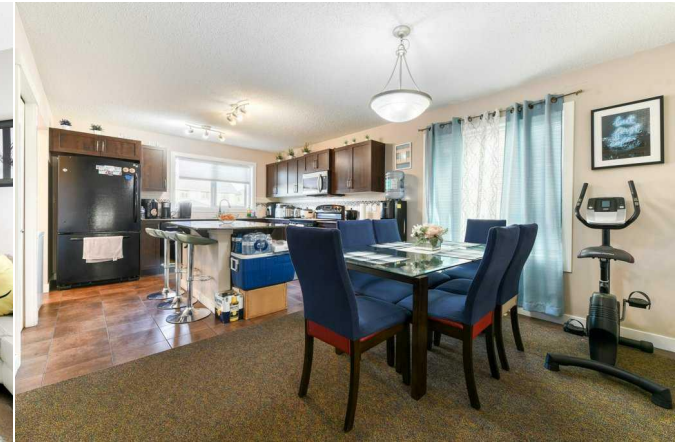
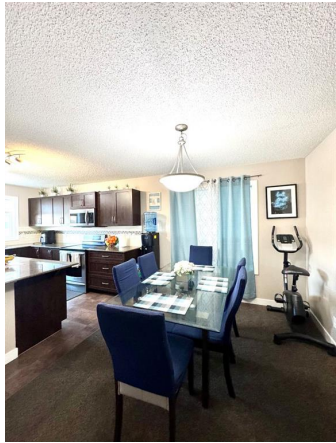
Remarks

Pub Rmks: **PRICED TO SELL! This gem of a property has lots of cool features. 4 total bedrooms and 3.5 baths. This property has a total of 2165.71 sqft that includes the finished basement. The property has a full covered porch in front of the property. Main floor has an open concept with defined spaces. The living room has space even for your oversized furniture, TV, big windows provide ample natural light. The Kitchen is huge with a big island and lots of counter space. Dining area is conveniently located beside kitchen and can sit 6-8 people. The second floor consists of 3 bedrooms and 2 full bathrooms and washer and dryer is conveniently located there as well. The basement is fully finished with a bedroom, 3 pc bath and a den (which is currently used as a bedroom). The backyard has a deck, fence, storage and concrete parking pad, adding a garage will not cost as much. This property is in very good condition and located near the public and Catholic schools in the community. Close to shopping malls, Calgary Airport, Country Hills Blvd and Stoney Trail. A must see for families who want to live in a developed and established community.**

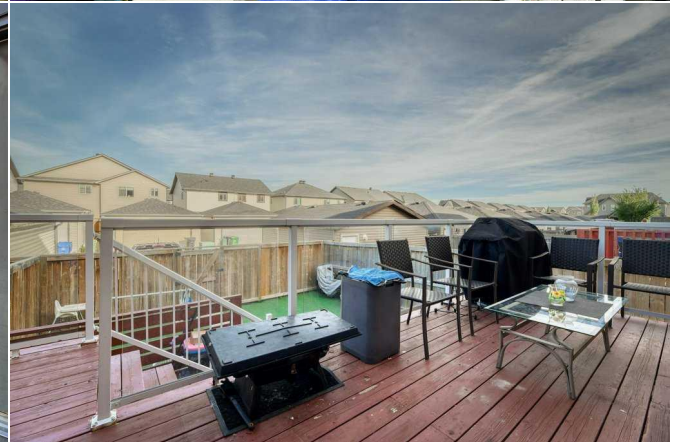
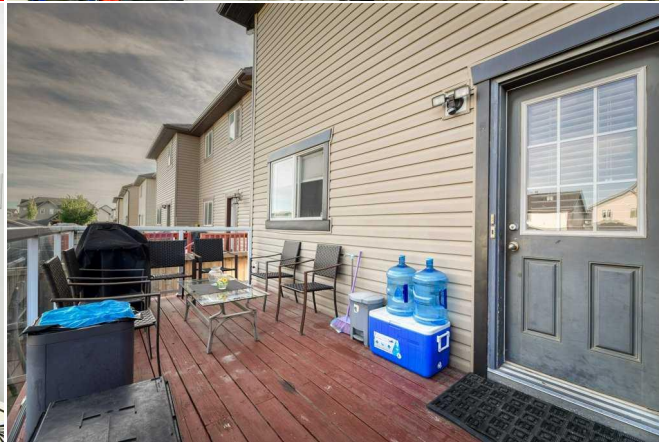
Inclusions: **none**
Property Listed By: **First Place Realty**

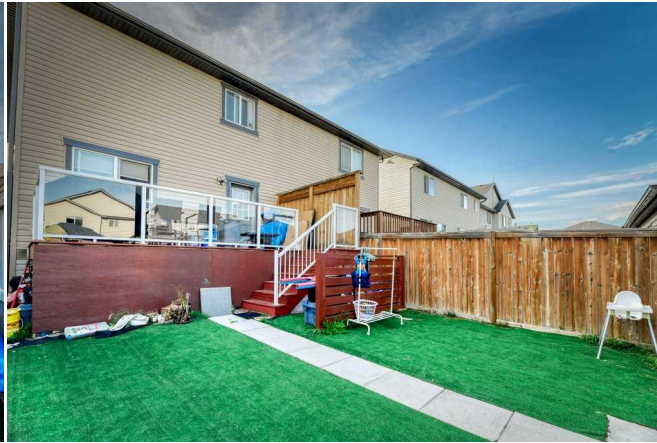
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











30 Skyview Point Link NE, Calgary, AB

Main Floor Exterior Area 738.57 sq ft
Interior Area 672.26 sq ft



0 3 6 ft PREPARED: 2024/05/31
White regions are excluded from total floor area in iGIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

30 Skyview Point Link NE, Calgary, AB

2nd Floor Exterior Area 733.41 sq ft
Interior Area 651.03 sq ft
Excluded Area 15.51 sq ft



0 3 6 ft PREPARED: 2024/05/31
White regions are excluded from total floor area in iGIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

30 Skyview Point Link NE, Calgary, AB

Basement (Below Grade) Exterior Area 856.73 sq ft
Interior Area 628.84 sq ft



0 3 6 ft PREPARED: 2024/05/31
White regions are excluded from total floor area in iGIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.