



THE
A-TEAM

**RE/MAX
FIRST**

4641 128 Avenue #3617, Calgary T3N 1T4

MLS® #: **A2196992** Area: **Skyview Ranch** Listing Date: **02/26/25** List Price: **\$300,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **695**
 Low Sqft:
 Ttl Sqft: **695**

DOM

0
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Underground**

Utilities and Features

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

Construction: **Cement Fiber Board,Concrete,Veneer,Wood Frame**
 Flooring: **Carpet,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Elevator,High Ceilings,Open Floorplan,Quartz Counters,Stone Counters,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	8' 3" x 7' 7"	Kitchen	Main	7' 10" x 7' 11"
Dining Room	Main	11' 10" x 6' 3"	Living Room	Main	11' 2" x 13' 3"
Bedroom - Primary	Main	12' 10" x 11' 8"	Bedroom	Main	12' 4" x 8' 11"
4pc Bathroom	Main	7' 10" x 4' 10"			

Legal/Tax/Financial

Condo Fee:
\$271

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

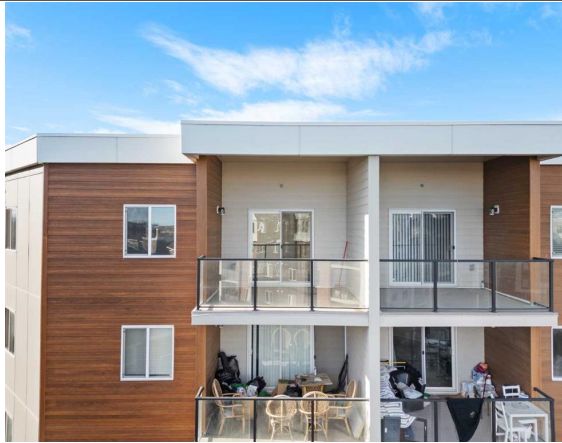
Legal Desc: **2010208**

Remarks

Pub Rmks: **THIS COULD BE THE ONE! TOP FLOOR INTERIOR CORNER UNIT WITH 9' CEILINGS EXCLUSIVE TO THE PENTHOUSE LEVEL. This rare floor plan offers 695.86 sq.ft. of total living space boasting 2 spacious bedrooms, 1 full bathroom, in-suite laundry and plenty of living space. The kitchen is white, bright and offers a gorgeous stainless steel appliance package. The living and dining are very spacious in this rare floor plan, great for relaxing and or entertaining. The BEST part of this unit are the beautiful sight lines from your spacious balcony & windows. You'll appreciate all the natural sunlight this unit receives. Park your vehicle in the safe and secure underground parkade, titled stall 735. This wonderful condo is located in Skyview Ranch, surrounded by many bespoke amenities, multiple schools, delicious restaurants and tons of shopping. Very easy access to Stoney Trail and Metis Trail without the noise. Vacant, cleaned and ready for new homeowners. VIRTUAL TOUR AVAILABLE!**

Inclusions: **N/A**
Property Listed By: **Real Broker**

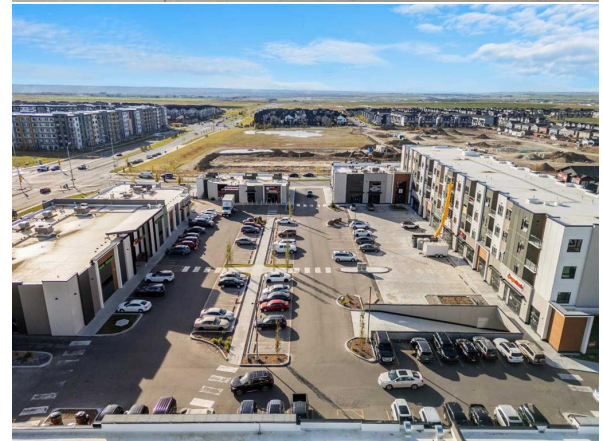
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













4641 128 Ave NE, Calgary, AB

Main Floor Interior Area 655.85 sq ft



PREPARED 2025/02/25



While regions are excluded from total floor area in GEMSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.