

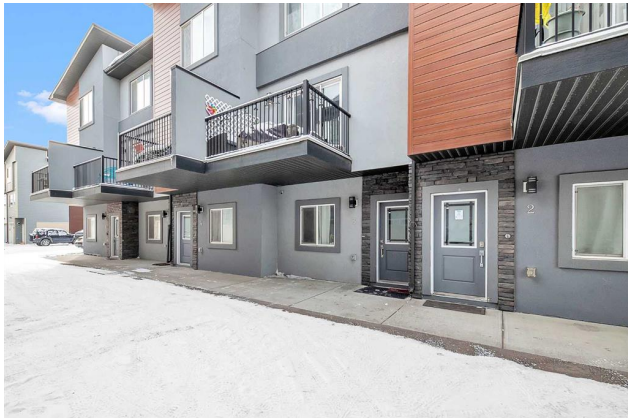


THE
A-TEAM

**RE/MAX
FIRST**

129 SKYVIEW Parade #3, Calgary T2V 0V1

MLS® #: **A2204490** Area: **Skyview Ranch** Listing Date: **03/21/25** List Price: **\$525,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2018**

Lot Information

Lot Sz Ar: Finished Floor Area
 Lot Shape: Abv Sqft: **1,869**
 Low Sqft:
 Ttl Sqft: **1,869**

Access:
 Lot Feat: **See Remarks**
 Park Feat: **Double Garage Attached**

DOM

15
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **3 (or more) Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony** Flooring: **Carpet, Tile**
 Water Source:
 Fnd/Bsmt:
 Poured Concrete

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Washer**
 Int Feat: **Quartz Counters**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$315** Title: **Fee Simple** Zoning: **M-2**
 Fee Freq: **Monthly**

Legal Desc: **1910623**

Remarks

Pub Rmks: **The beautiful condo comes with 4 Bedrooms, 1 Living, in unit laundry, and including double garage. The townhouse is located at NE Calgary. The townhouse is built on 2018. In the unit, you can enjoy the big living room and great spacy kitchen area. Balcony is close the living room. From the balcony, you can have good time of top floor view. You will be easy to access Stoney Trail. There are school, bus stops and business retail located near by the community. It's nice opportunity to have this as investment property, or enjoy it as your new home. You must see this.**

Inclusions: **none**
Property Listed By: **CIR Realty**

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



