



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**155 SKYVIEW RANCH Way #6104, Calgary T3N 0L3**

MLS®#: **A2110616**      Area: **Skyview Ranch**      Listing Date: **02/27/24**      List Price: **\$329,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2013**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:

Park Feat:

**Titled, Underground**

Finished Floor Area

Abv Sqft: **827**  
 Low Sqft:  
 Ttl Sqft: **827**

DOM

**82**

Layout

Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Baseboard, Natural Gas**  
 Sewer:  
 Ext Feat: **Garden, Lighting, Playground, Storage**

Construction: **Stone, Vinyl Siding, Wood Frame**  
 Flooring: **Ceramic Tile, Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings**  
 Int Feat: **Kitchen Island, Open Floorplan, Quartz Counters, Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`0" x 4`11"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`10" x 9`6"</b>	<b>Dining Room</b>	<b>Main</b>	<b>5`8" x 5`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`4" x 10`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`11" x 10`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`11" x 10`8"</b>	<b>Storage</b>	<b>Main</b>	<b>4`6" x 8`3"</b>
<b>Laundry</b>	<b>Main</b>	<b>3`5" x 3`6"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$373**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-2**

Legal Desc: **1213317**

Remarks

Pub Rmks: **Indulge in the spacious 2-bedroom, 2-bathroom unit spanning a generous 838 sqft. Step into an open-plan layout adorned with opulent upgrades, designed to exceed the expectations of discerning first-time homebuyers and investors alike. Natural light cascades throughout, illuminating the kitchen's granite countertops, stainless steel appliances, and expansive breakfast bar, perfect for hosting intimate gatherings. Distinguished by durable cork flooring, the living and dining area offers a gracious space for entertaining guests or relaxing with family. Outside, a generously-sized private balcony beckons, offering a serene retreat for alfresco dining or leisurely lounging. Retreat to the primary bedroom, where walk-through his and hers closets lead to a lavish 4-piece ensuite, epitomizing indulgent relaxation. Meanwhile, the spacious second bedroom doubles effortlessly as a refined home office. Convenience is paramount with in-unit laundry, ample storage space, and the added luxury of one titled underground parking spot with supplementary storage. A second 4-piece bathroom completes this haven of elegance. Nestled in a newer neighborhood, discover tranquil walking paths and serene ponds, all within reach of esteemed elementary and junior high schools. Seamless access to public transit and major roadways, including Stoney Trail and Deerfoot Trail, ensures effortless connectivity. Plus, enjoy the convenience of a mere 20-minute drive to Downtown Calgary and premier shopping destinations like Costco, Lowe's, and Cross Iron Mills shopping mall. Contact us today to schedule your private viewing.**

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

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









