



THE
A-TEAM

**RE/MAX
FIRST**

155 SKYVIEW RANCH Way #6304, Calgary T3N 0L4

MLS®#: **A2124102**

Area: **Skyview Ranch**

Listing Date: **04/18/24**

List Price: **\$329,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2012**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **836**
Low Sqft:
Ttl Sqft: **836**

DOM

31

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall,Titled**

Utilities and Features

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

Construction:
Vinyl Siding,Wood Frame
Flooring:
Carpet,Linoleum
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Washer/Dryer**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Pantry	Main	8`5" x 4`5"
Entrance	Main	4`7" x 7`4"
Walk-In Closet	Main	5`4" x 7`10"
Living Room	Main	10`1" x 11`6"
Balcony	Main	6`1" x 11`1"
Laundry	Main	3`8" x 3`6"

Room	Level	Dimensions
Kitchen With Eating Area	Main	9`10" x 9`10"
4pc Ensuite bath	Main	8`2" x 4`11"
Bedroom - Primary	Main	11`11" x 10`7"
Nook	Main	5`7" x 5`10"
4pc Bathroom	Main	8`4" x 4`10"
Bedroom	Main	10`8" x 9`8"

Legal/Tax/Financial

Condo Fee:
\$384

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1213317**

Remarks

Pub Rmks:

Welcome to your cozy retreat in the vibrant Skyview Ranch community at Skywest Condominiums! This delightful third-floor apartment seamlessly blends comfort and convenience. Step into the updated kitchen, boasting stainless steel appliances, full-height espresso cabinets, granite countertops, and cork flooring throughout the main living area, ideal for everyday living. The airy, open-concept living room extends effortlessly onto your private balcony, perfect for outdoor relaxation or entertaining guests, complete with a handy gas BBQ hookup. Relax in the Primary Bedroom, offering His and Her closets and a 4-piece ensuite bath for added convenience. The smart layout separates the second bedroom, providing privacy and flexibility for guests or family members. Plus, enjoy the ease of in-unit laundry. This home comes with the added bonus of two titled parking spaces, ensuring hassle-free parking for you and your guests. Nestled in an unbeatable location, with quick access to Metis Trail and Stoney Trail, and just a stroll away from transit, bustling shopping centers, and scenic parks, this home promises effortless living and endless opportunities. Whether you're seeking a serene retreat or a savvy investment, this Skyview Ranch gem is your perfect match. Discover comfort and convenience at Skywest Condominiums—your ideal sanctuary awaits.

Inclusions:
Property Listed By:

N/A
CIR Realty

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









