



THE
A-TEAM

**RE/MAX
FIRST**

181 SKYVIEW RANCH Manor #4203, Calgary T3N 0V2

MLS® #: **A2134263**

Area: **Skyview Ranch**

Listing Date: **05/22/24**

List Price: **\$269,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2017**

Finished Floor Area

Abv Sqft: **588**
Low Sqft:
Ttl Sqft: **588**

DOM

34
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Closet Organizers,Kitchen Island,Open Floorplan,Quartz Counters,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`1" x 10`1"	Living Room	Main	14`11" x 11`3"
Kitchen	Main	8`10" x 8`1"	Dining Room	Main	11`3" x 5`1"
4pc Bathroom	Main	10`1" x 4`11"	Laundry	Main	7`3" x 5`6"

Legal/Tax/Financial

Condo Fee:
\$260

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1711142**

Remarks

Pub Rmks: **Welcome to McCall Landing! This beautiful 1 bedroom condo shows like new thanks to NEW KITCHEN CABINETRY, NEW FLOORING and a fresh paint throughout. Features include quartz countertops, stainless steel appliances and vinyl plank flooring. The thoughtful layout is bright, modern and open. Plenty of natural light and a sunny balcony. In-suite laundry and storage area sure to please! This condo comes with one parking stall. McCall Landing is an energy efficient building, which also features a fitness centre, bike storage and recreation room. Pets are allowed with board approval and there's a garden as well as a dog run! Enjoy close access to shopping, amenities and transit. Make Skyview Ranch home today! Photos are of a different but similar unit.**

Inclusions: **None**
Property Listed By: **RE/MAX House of Real Estate**

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





