



THE
A-TEAM

**RE/MAX
FIRST**

155 SKYVIEW RANCH Way #6210, Calgary T3N 0L6

MLS®#: **A2136514**

Area: **Skyview Ranch**

Listing Date: **06/04/24**

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: **2013**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **834**
Low Sqft:
Ttl Sqft: **834**

DOM

169
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Off Street,Stall**

Utilities and Features

Roof:
Heating: **Baseboard,Boiler,Hot Water,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Cork**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	10`8" x 9`2"
Pantry	Main	8`6" x 4`5"
Bedroom	Main	10`8" x 9`8"
4pc Bathroom	Main	

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	12`0" x 10`10"
Living Room	Main	10`1" x 11`6"
Balcony	Main	6`1" x 11`0"
4pc Ensuite bath	Main	

Legal/Tax/Financial

Condo Fee: \$384	Title: Fee Simple Fee Freq: Monthly	Zoning: M-2
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Legal Desc: **1213317**

Remarks

Pub Rmks: **Big Bright 2 bed / 2 bath with 2 surface parking stalls!! All on the quiet side of the building with great light (West Balcony) . Granite countertops, stainless steel high quality appliances, warm cork flooring, 2" wooden blinds, In suite laundry, huge storage / pantry area, gas bbq hookup. Walk to shopping and park area all at an affordable price for first time homeowners or Investors.**

Inclusions: **n/a**
Property Listed By: **Boutique Properties Inc.**

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