



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**155 SKYVIEW RANCH Way #4305, Calgary T3N 0L1**

MLS® #: **A2138764**

Area: **Skyview Ranch**

Listing Date: **06/05/24**

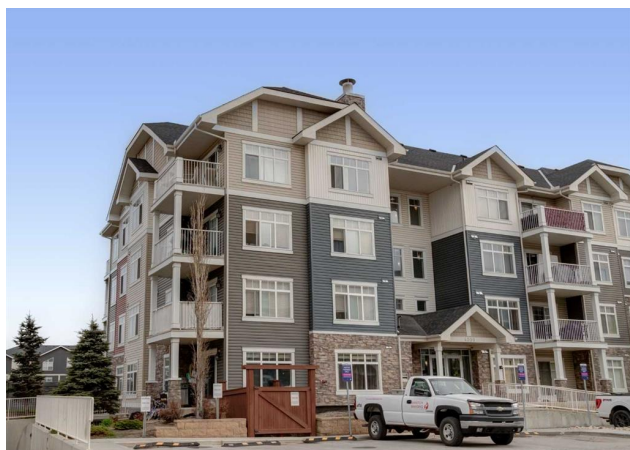
List Price: **\$324,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 13-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2011**

Finished Floor Area

Abv Sqft: **828**  
Low Sqft:  
Ttl Sqft: **828**

DOM

**103**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Parkade,Titled**

Utilities and Features

Roof:  
Heating: **Baseboard,Natural Gas**  
Sewer:  
Ext Feat: **Lighting**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Oven,Refrigerator,Washer**  
Int Feat: **Breakfast Bar,Granite Counters,Open Floorplan,Storage**  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`11" x 9`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`4" x 14`4"</b>

Room	Level	Dimensions
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`1" x 4`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>7`10" x 15`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`11" x 10`8"</b>

Legal/Tax/Financial

Condo Fee:  
**\$372**

Title:  
**Fee Simple**

Zoning:  
**M-2**

Fee Freq:  
**Monthly**

Legal Desc: **1512175**

Remarks

Pub Rmks: **Discover this delightful and spacious condo boasting 2 bedrooms and 2 full bathrooms. Nestled in a prime and highly sought-after location, this north-facing suite offers expansive views through large windows. Situated conveniently close to shopping, transit, schools, medical facilities, and entertainment, this complex meets all your needs! With over 800 sq ft of living space, this condo features one of the most favoured layouts in the building. The main living area is bright and open, showcasing a generously sized great room with patio doors leading to a covered 10' x 6' balcony—perfect for outdoor BBQs! Enhanced with cork floors and modern fixtures, the living area is both stylish and comfortable. The kitchen is a chef's delight, featuring dark stained maple wood shaker-style cabinets that extend to the ceiling, granite countertops, a garburator, an over-the-range microwave/hood fan, an eating bar peninsula, and upgraded stainless steel appliances. The spacious primary bedroom includes a walk-through closet leading to a private ensuite bathroom. The second bathroom features an upgraded soaker tub, adding a touch of luxury. Additional amenities include in-suite storage and a laundry room. The condo also comes with an indoor parking stall complete with a full storage cage for added convenience.**

Inclusions: **TV Mount**  
Property Listed By: **Keller Williams BOLD Realty**

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





