



THE
A-TEAM

**RE/MAX
FIRST**

155 SKYVIEW RANCH Way #2406, Calgary T3N0L2

MLS® #: **A2149352** Area: **Skyview Ranch** Listing Date: **07/17/24** List Price: **\$319,000**
 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:

Finished Floor Area
 Abv Sqft: **834**
 Low Sqft:
 Ttl Sqft: **834**

DOM

61
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Heated Garage,Titled,Underground**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Uncovered Courtyard**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Range,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Granite Counters,Open Floorplan,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`1" x 4`11"	4pc Ensuite bath	Main	8`1" x 4`11"
Balcony	Main	11`3" x 6`1"	Bedroom	Main	13`0" x 9`7"
Kitchen With Eating Area	Main	10`7" x 10`4"	Living Room	Main	14`6" x 14`0"
Bedroom - Primary	Main	14`1" x 10`8"	Storage	Main	8`5" x 4`6"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$406

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc: **1212362**

Remarks

Pub Rmks: **Calling all bargain hunters! Top floor condo with BRAND NEW FLOORING AND PAINT priced to sell. Comparable units in other Skyview Ranch condo complexes are priced about \$30,000 higher. List price is lower because most mortgage companies require 20% down in this complex. Unit is OVER 800 SQUARE FEET with 2 large bedrooms, 2 FULL BATHROOMS and a classy interior; granite counters, quality wood cabinets, stainless steel appliances, new vinyl plank flooring and fresh paint. Both bathrooms are 4-piece and there is a gas line for your barbeque on the west facing balcony. You have your own in-suite laundry, a HUGE STORAGE ROOM in the unit and a storage cage attached to your titled underground, heated, parking stall. The complex is pet friendly and well maintained. This is a great rental property, or a comfortable home, with reasonable condo fees and a location that provides easy access to Calgary ring roads, just 15 minutes from the airport. Multiple options for groceries are minutes away, as well as an array of restaurants and cafes and green spaces. This property has lots of potential upside, and is MOVE-IN READY!**

Inclusions: **N/A**
Property Listed By: **Tink**

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