



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**155 SKYVIEW RANCH Way #2212, Calgary T3N0L2**

MLS® #: **A2151339**      Area: **Skyview Ranch**      Listing Date: **07/22/24**      List Price: **\$298,500**  
 Status: **Active**      County: **Calgary**      Change: **-\$17k, 20-Aug**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2013**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Heated Garage,Titled,Underground**

Finished Floor Area

Abv Sqft: **827**  
 Low Sqft:  
 Ttl Sqft: **827**

DOM

**183**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Uncovered Courtyard**

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

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>4' 11" x 8' 4"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12' 10" x 9' 6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>17' 6" x 10' 7"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8' 2" x 4' 11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>7' 9" x 10' 6"</b>	<b>Living Room</b>	<b>Main</b>	<b>19' 6" x 19' 8"</b>

Legal/Tax/Financial

Condo Fee: **\$406**      Title: **Fee Simple**      Zoning: **M-2**  
 Fee Freq:

Monthly

Legal Desc: 1212362

Remarks

Pub Rmks: **Second Floor 2-bedroom, 2-bathroom condo in Skyview Ranch. Enjoy a bright, open layout with bedrooms thoughtfully separated for privacy. The kitchen is equipped with black granite countertops and a stylish tile backsplash. The unit features convenient in-unit laundry facilities and an additional storage room by the unit door. The master suite features double closets with full-height mirrors, a 4-piece ensuite with granite countertops, and a soaker tub. A second bright bedroom and adjacent 4-piece bathroom complete the space. Included are titled underground heated parking and storage area in front of the underground parking stall. The unit is conveniently located near the Calgary Airport, along major roadways (Deerfoot Trail and Stoney Trail), shopping, and parks.**

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

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







