



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: **\$289,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 15-Feb**

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:

827

Low Sqft:

Ttl Sqft:

827

DOM

270

Layout

Beds:

2 (2)

Baths:

2.0 (2 0)

Style:

**Apartment-Low-Rise
(1-4)**

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage,Titled,Underground

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

4pc Bathroom

Main

4`11" x 8`4"

Bedroom - Primary

Main

17`6" x 10`7"

Kitchen

Main

7`9" x 10`6"

Room

Level

Dimensions

Bedroom

Main

12`10" x 9`6"

4pc Ensuite bath

Main

8`2" x 4`11"

Living Room

Main

19`6" x 19`8"

Legal/Tax/Financial

Condo Fee:

\$406

Title:

Fee Simple

Fee Freq:

Zoning:

M-2

Legal Desc:	1212362	Monthly	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







