

**181 SKYVIEW RANCH Manor #2208, Calgary T3N 0V2**

MLS®#: **A2155661** Area: **Skyview Ranch** Listing Date: **08/07/24** List Price: **\$329,000**  
 Status: **Active** County: **Calgary** Change: **-\$11k, 13-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2017**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **903**  
 Low Sqft:  
 Ttl Sqft: **903**

DOM  
**42**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking  
 Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Underground**

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **None**  
 Construction: **Wood Frame**  
 Flooring: **Carpet, Vinyl**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Washer/Dryer**  
 Int Feat: **Breakfast Bar, Open Floorplan, Quartz Counters, Storage, Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Balcony	Main	10`4" x 6`0"	Living Room	Main	16`7" x 12`0"
Kitchen	Main	12`0" x 9`7"	Entrance	Main	4`4" x 4`6"
Dining Room	Main	10`0" x 7`8"	Bedroom	Main	12`5" x 10`2"
4pc Bathroom	Main	9`5" x 5`0"	Laundry	Main	13`3" x 5`5"
Bedroom - Primary	Main	13`7" x 10`3"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$405

**Fee Simple**  
Fee Freq:  
**Monthly**

M-2

Legal Desc: **1711142**

Remarks

Pub Rmks: **Welcome to McCall Landing! This stunning 2-bedroom, 1- Bathroom condo boasts quartz countertops, stainless steel appliances, and vinyl plank flooring. The thoughtfully designed layout is bright, modern, and open, with plenty of natural light and a sunny balcony. Enjoy the convenience of in-suite laundry and a storage area. This condo comes with 1 underground parking stall. McCall Landing is a building with amenities including a fitness center, bike storage, and a recreation room. Pets are allowed with board approval, and there's even a garden and a dog run! Located in Skyview Ranch, you'll have close access to shopping, amenities, and transit. Make McCall Landing your new home today!**

Inclusions: **N/A**  
Property Listed By: **eXp Realty**

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





