



THE
A-TEAM

**RE/MAX
FIRST**

181 SKYVIEW RANCH Manor #3111, Calgary T3N 0V2

MLS®#: **A2155885** Area: **Skyview Ranch** Listing Date: **08/08/24** List Price: **\$319,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2017**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Parkade,Stall,Underground**

DOM

41
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Lighting**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Storage,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4` 4" x 4` 7"	Kitchen	Main	9` 6" x 9` 4"
Living Room	Main	19` 6" x 11` 11"	4pc Bathroom	Main	8` 10" x 4` 11"
Bedroom - Primary	Main	12` 3" x 10` 2"	Dining Room	Main	10` 6" x 8` 3"
Bedroom	Main	11` 5" x 10` 2"	Balcony	Main	10` 2" x 6` 8"

Legal/Tax/Financial

Condo Fee: **\$394** Title: **Fee Simple** Zoning: **M-2**
 Fee Freq:

Monthly

Legal Desc: **1711142**

Remarks

Pub Rmks: **| 2 PARKING SPOTS | 854 SQUARE FEET | LOW CONDO FEES | 2 BEDROOMS | CORNER UNIT | Welcome to this meticulously maintained 850 sq ft second-floor condo in the vibrant community of Skyview Ranch. This spacious unit with high ceilings features 2 bedrooms and 1 bath, along with a stylish white kitchen boasting quartz countertops, stainless steel appliances, and ample cupboard space. Large windows fill the space with natural light, enhancing the bright and airy atmosphere. For convenience, the condo includes one titled parking stall, underground and heated, as well as a large in-suite laundry room with extra storage, and a generously sized balcony for outdoor entertaining. Residents enjoy additional amenities such as a gym and party room, 2 parking stalls (1 underground heated and 1 surface), a Community Garden Plot for growing vegetables or flowers, a designated Dog Park Area, and secured bike storage at no extra cost. The location is minutes away from schools, transit, playgrounds, parks, biking/walking paths, and a variety of shops and eateries. Enjoy quick access to Stoney Trail, Deerfoot Trail, and Metis Trail. CrossIron Mills Mall and big box retail chains on Country Hills Drive are less than a 10-minute drive away, perfect for satisfying your shopping needs. With its great location, modern features, secure parking, and affordability, this condo is a perfect choice for first-time buyers, small families, couples, or investors. Experience comfort and accessibility in this prime unit.**

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

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