



THE
A-TEAM

**RE/MAX
FIRST**

181 SKYVIEW RANCH Manor #1302, Calgary T3N 0V2

MLS® #: **A2156221** Area: **Skyview Ranch** Listing Date: **08/08/24** List Price: **\$354,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **845**
 Low Sqft:
 Ttl Sqft: **845**

DOM

41
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **2**
 Garage Sz:

Access:

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

Utilities and Features

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

Construction: **Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Open Floorplan,Stone Counters,Storage,Vinyl Windows**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	11`2" x 10`0"	Bedroom	Main	10`2" x 10`0"
Kitchen	Main	9`11" x 9`7"	Dining Room	Main	10`7" x 10`1"
4pc Bathroom	Main	9`5" x 4`11"	Living Room	Main	16`6" x 12`0"
Laundry	Main	5`10" x 5`3"			

Legal/Tax/Financial

Condo Fee:
\$384

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1711142**

Remarks

Pub Rmks: **This one will not last! Third floor CORNER condo with 2 PARKING STALLS!!!. This condo shows beautifully and offers thoughtful upgrades such as quartz counters, stainless-steel appliances and vinyl plank flooring. An open layout featuring 2 bedrooms and 1 full bath as well as in-suite laundry. McCall Landing is an energy efficient building, which also features a fitness centre, recreation room, dog run, garden and bike storage area. Enjoy the strong sense of Community that McCall Landing has to offer! Close to transit, schools, shopping and all amenities. Make Skyview Ranch home today! Listing photos are from a different yet similar unit.**

Inclusions: **n/a**
Property Listed By: **RE/MAX House of Real Estate**

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