



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**155 SKYVIEW RANCH Way #6310, Calgary T3N 0L6**

MLS®#: **A2161037**      Area: **Skyview Ranch**      Listing Date: **08/28/24**      List Price: **\$324,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      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: **Parkade,Titled,Underground**

Finished Floor Area

Abv Sqft: **832**  
 Low Sqft:  
 Ttl Sqft: **832**

DOM

**21**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Baseboard,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Granite Counters,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`6"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`3" x 4`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`11" x 9`8"</b>	<b>Kitchen</b>	<b>Main</b>	<b>7`11" x 10`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>19`6" x 14`4"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>17`7" x 10`8"</b>

Legal/Tax/Financial

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

**Monthly**

Legal Desc: **1213317**

Remarks

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Pub Rmks: **Welcome home to this amazing 2-bedroom 2-bathroom condo, with secure underground titled parking, and sunny SW facing balcony. This modern home has been upgraded to luxury vinyl plank through most rooms. The kitchen has gleaming stainless steel appliances, and granite countertops. The primary bedroom includes a walk through closet and full 4-piece ensuite. This unit also has a large storage room, storage cage, and a full-sized washer and dryer, gas line for BBQ. Located in Skyview with easy access to Stoney Trail, parks, and shopping.**

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

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