



THE
A-TEAM

**RE/MAX
FIRST**

181 SKYVIEW RANCH Manor #4113, Calgary T3N 0V2

MLS®#: **A2161228**

Area: **Skyview Ranch**

Listing Date: **09/07/24**

List Price: **\$329,900**

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: **Stall**

Finished Floor Area

Abv Sqft: **848**
Low Sqft:
Ttl Sqft: **848**

DOM

74

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Lighting,Rain Gutters**

Construction: **Composite Siding,Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **High Ceilings,Open Floorplan,Quartz Counters,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	10`4" x 11`4"	Bedroom	Main	9`11" x 10`2"
Dining Room	Main	10`4" x 7`8"	Kitchen	Main	9`3" x 9`5"
Laundry	Main	12`6" x 5`5"	Living Room	Main	19`8" x 12`1"
Bedroom - Primary	Main	11`5" x 10`2"			

Legal/Tax/Financial

Condo Fee:
\$384

Title:
Fee Simple

Zoning:
M-2

Fee Freq:
Monthly

Legal Desc: **1711142**

Remarks

Pub Rmks: **Main Level Unit | 2-Bedrooms | 1-Bathroom | Open Floor Plan | Quartz Countertops | Stainless Steel Appliances | In-Unit Laundry | In-Unit Storage | Concrete Patio | Parking Stall. Welcome to your new apartment, perfect for first time home buyers or investors! This main level condo is 847 Sqft with an open floor plan living area that is both spacious and welcoming. The kitchen is finished with quartz countertops, ample cabinet storage, stainless appliances and a breakfast bar for seating. The living room features a door that leads to the concrete patio perfect for outdoor dining. The bedrooms are on either side of the living room which compliment your privacy. Both bedrooms are large and share the main 4pc bathroom with a tub/shower combo and single vanity with storage below. The laundry room has plenty of space which provides you with a storage space too! There is ample visitor parking close to the entrance. Come view this unit and make it your home! Hurry and book your showing today!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Crown**

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