

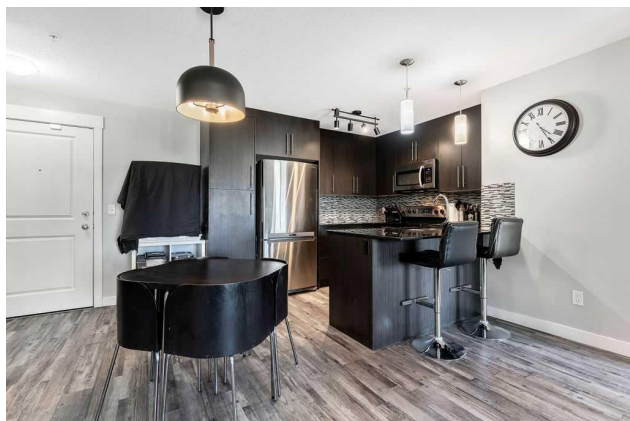


THE
A-TEAM

**RE/MAX
FIRST**

155 SKYVIEW RANCH Way #4306, Calgary T3N 0L4

MLS® #: **A2162434** Area: **Skyview Ranch** Listing Date: **09/03/24** List Price: **\$300,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2011**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Titled, Underground**

Finished Floor Area

Abv Sqft: **844**
 Low Sqft:
 Ttl Sqft: **844**

DOM

44

Layout

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

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line**

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

Kitchen Appl: **Dishwasher, Dryer, Microwave Hood Fan, Oven, Refrigerator, Washer**
 Int Feat: **Breakfast Bar, Stone Counters, Storage**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	4`7" x 7`3"	Kitchen	Main	9`0" x 10`6"
Dining Room	Main	8`0" x 8`0"	Living Room	Main	10`4" x 11`6"
Bedroom - Primary	Main	10`7" x 11`10"	4pc Ensuite bath	Main	4`11" x 8`2"
Bedroom	Main	9`7" x 10`7"	4pc Bathroom	Main	4`11" x 8`4"
Storage	Main	4`5" x 8`4"	Laundry	Main	3`5" x 3`6"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$406

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc: **1311203**

Remarks

Pub Rmks: **Find out why Skyview Ranch is a great place to call home! This 2-bedroom, 2-bathroom third-floor unit in SkyWest built by Truman Homes is close to shopping, schools, major roads, and Calgary's bustling international airport. There is a lot to love about this condo. It has just been repainted and has updated vinyl plank flooring. The kitchen features stainless steel appliances, stone counters, and a large eating bar and is open to both the dining area and the spacious living room. The primary bedroom has a 4-piece ensuite and double closets. The second bedroom is found on the other side of the unit (perfect for roommates) as is the second 4-piece bathroom. Rounding out this great condo is a large storage room in the unit and titled underground parking with a storage cage. The building itself is well-kept with reasonable condo fees and free visitor parking. Don't miss out - book a showing today!**

Inclusions: **n/a**
Property Listed By: **CIR Realty**

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