



THE
A-TEAM

**RE/MAX
FIRST**

181 SKYVIEW RANCH Manor #3317, Calgary T3N 0V2

MLS®#: **A2163040**

Area: **Skyview Ranch**

Listing Date: **09/05/24**

List Price: **\$325,000**

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: **900**
Low Sqft:
Ttl Sqft: **900**

DOM

13
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings**
Int Feat: **Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Laundry	Main	13`4" x 5`6"
4pc Bathroom	Main	9`6" x 4`11"
Kitchen	Main	8`11" x 9`11"
Bedroom	Main	12`5" x 10`2"

Room	Level	Dimensions
Bedroom - Primary	Main	13`6" x 10`3"
Living Room	Main	19`0" x 12`0"
Dining Room	Main	12`9" x 10`0"
Balcony	Main	10`2" x 5`11"

Legal/Tax/Financial

Condo Fee: **\$415**

Title: **Fee Simple**

Zoning: **M-2**

Fee Freq:
Monthly

Legal Desc: **1711142**

Remarks

Pub Rmks: **Welcome to #3317 181 Skyview Ranch Manor NE your New Home at McCall Landing! Situated on the 3rd floor, this stunning condo boasts over 900 sq ft of intelligently designed open living space, creating a warm and inviting atmosphere. The kitchen features an abundance of white cabinetry complemented by a wrap-around island with sleek quartz countertops, providing ample space for all your culinary needs. Enjoy modern stainless steel appliances, durable vinyl plank flooring, and a practical layout with a mix of doors and drawers. Adjacent to the kitchen, you'll find a versatile bonus area perfect for a home office or a separate dining space. This two-bedroom layout thoughtfully positions the living room in between the bedrooms, ensuring privacy and comfort for all residents. Relax on the south-facing balcony, an ideal retreat to unwind with enough space for a couple of chairs and a table. The four-piece bathroom includes a tub/shower combo and a spacious vanity with an undermount sink. The oversized in-suite laundry and storage room offers plenty of space for your laundry essentials, a deep freeze, and additional items, keeping everything accessible and dust-free. This pet-friendly complex allows for two pets per home with board approval and offers a range of amenities including an exercise room, party room, community garden, and dog run area, all covered by low condo fees. The sense of community here is strong, with evident pride of ownership throughout the complex. Located with easy access to Deerfoot, Stoney, and Metis Trail, Skyview Ranch provides community schools, shopping, playgrounds, walking paths, and convenient transit options right at your doorstep. This green-built, energy-efficient complex is perfect for both homeowners and investors. Titled underground heated parking is included, with plenty of visitor stalls available. Don't miss out on this fantastic opportunity—call today to schedule your private showing!**

Inclusions: **n/a**
Property Listed By: **RE/MAX Real Estate (Central)**

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