



THE
A-TEAM

**RE/MAX
FIRST**

155 SKYVIEW RANCH WAY #6204, Calgary T3N 0L6

MLS® #: **A2163980**

Area: **Skyview Ranch**

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

List Price: **\$315,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2013**

Finished Floor Area

Abv Sqft: **831**
Low Sqft:
Ttl Sqft: **831**

DOM

72
Layout
Beds: **2 (2)**
Baths: **2.0 (2 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: **Balcony, BBQ gas line, Storage**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Granite Counters, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	14`2" x 10`7"	4pc Ensuite bath	Main	7`11" x 4`11"
Living Room	Main	14`11" x 14`5"	Kitchen	Main	9`4" x 10`5"
Foyer	Main	9`4" x 7`6"	4pc Bathroom	Main	4`11" x 8`2"
Bedroom	Main	13`0" x 9`8"	Balcony	Main	6`3" x 10`2"

Legal/Tax/Financial

Condo Fee:
\$406

Title:
Fee Simple

Zoning:
M-2

Fee Freq:
Monthly

Legal Desc: **1213317**

Remarks

Pub Rmks: **Discover modern living in this spacious 2-bedroom, 2-bathroom condo, perfectly suited for first-time homeowners. This unit offers easy access to main roads such as Stoney Trail and Metis Trail, allowing your future home to give you easier access to city navigation. The unit comes equipped with stainless steel appliances, granite counter tops, and a nice breakfast bar for any visitors! Nearby you can find convenient shopping locations for your daily needs as well.**

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

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







