



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**155 SKYVIEW RANCH Way #6406, Calgary T3N 0L2**

MLS® #: **A2164244**      Area: **Skyview Ranch**      Listing Date: **09/09/24**      List Price: **\$330,000**  
 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:

Finished Floor Area  
 Abv Sqft: **919**  
 Low Sqft:  
 Ttl Sqft: **919**

**Stall,Underground**

DOM

**10**

Layout

Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

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

Construction: **Wood Frame**  
 Flooring: **Ceramic Tile,Laminate**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Granite Counters,No Animal Home,No Smoking Home,Open Floorplan,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`5" x 11`9"	Dining Room	Main	9`11" x 9`4"
Kitchen	Main	7`11" x 8`4"	Bedroom - Primary	Main	11`11" x 11`11"
Bedroom	Main	11`10" x 9`1"	4pc Bathroom	Main	8`2" x 4`11"
4pc Ensuite bath	Main	8`3" x 4`11"	Laundry	Main	3`1" x 7`8"
Balcony	Main	9`1" x 6`1"			

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$431

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc: 1213317

Remarks

Pub Rmks: **WELCOME HOME to this NEWLY RENOVATED WITH BRAND NEW Paint and Flooring in this Contemporary 2-bedroom, 2-bathroom Corner TOP FLOOR apartment in the highly sought-after and family-friendly community of Skyview Ranch! The practical open-concept floor plan creates a spacious and inviting atmosphere, making it easy to envision this cozy suite as your new home. \*\*\*20% down payment required. The kitchen is a culinary delight, featuring an eat-up breakfast bar, dark stained ceiling-height cabinetry, granite countertops, and upgraded stainless steel appliances. The living room, adorned boasts both east and facing windows, providing ample natural light. Step through the sliding glass doors onto the patio, where you can enjoy a view of the community playground. The generously sized master bedroom offers a perfect retreat, complete with walk-through mirrored his and hers closets and a full ensuite bathroom. Experience the peace and security complemented by the convenience of a titled underground parking stall and additional storage. With quick and easy access to Deerfoot and Stoney Trail, this condo offers a perfect blend of comfort, style, and accessibility. Don't miss the opportunity to make this beautiful property your own! WELCOME HOME!**

Inclusions: None  
Property Listed By: RE/MAX First

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











