



THE
A-TEAM

**RE/MAX
FIRST**

181 SKYVIEW RANCH Manor #4413, Calgary T3N 0V2

MLS® #: **A2164734**

Area: **Skyview Ranch**

Listing Date: **09/10/24**

List Price: **\$308,000**

Status: **Active**

County: **Calgary**

Change: **-\$11k, 25-Nov**

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:

Underground

Finished Floor Area

Abv Sqft: **847**

Low Sqft:

Ttl Sqft: **847**

DOM

84

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: **Balcony,Lighting**

Construction:

Composite Siding,Wood Frame

Flooring:

Carpet,Laminate

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings

Int Feat:

No Animal Home,No Smoking Home,Quartz Counters

Utilities:

Room Information

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	9`3" x 9`5"
Bedroom - Primary	Main	11`5" x 10`2"
4pc Bathroom	Main	8`10" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$384

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1711142**

Remarks

Pub Rmks: **Welcome to McCall Landing! This stunning top-floor condo boasts 2 bedrooms and 1 bathroom, with a bright, open layout and modern finishes throughout. The kitchen features quartz countertops, ample cabinet space, stainless steel appliances, and a breakfast bar. Additional highlights include in-suite storage, titled underground parking, and expansive views from both the living room and bedrooms. The complex amenities offer a fitness center, party/meeting room, and a garden, making this a true condo with a sense of community. You'll also appreciate the convenient access to shopping, services, and transit. Make Skyview Ranch your home today!**

Inclusions:
Property Listed By: **NA
Grand Realty**

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









