



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**155 SKYVIEW RANCH Way #2412, Calgary T3N 0L2**

MLS®#: **A2164775**      Area: **Skyview Ranch**      Listing Date: **09/15/24**      List Price: **\$319,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$9k, 04-Oct**      Association: **Fort McMurray**



General Information

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

Finished Floor Area  
 Abv Sqft: **837**  
 Low Sqft:  
 Ttl Sqft: **837**

DOM

**66**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Lot Information

Lot Sz Ar:  
 Lot Shape:  
 Access:  
 Lot Feat:  
 Park Feat: **Stall**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Courtyard, Playground**

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

Kitchen Appl: **Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings**  
 Int Feat: **Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Stone Counters**  
 Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

**\$418**

**Fee Simple**

**M-2**

Fee Freq:

**Monthly**

Legal Desc: **1212362**

Remarks

Pub Rmks: **Welcome to your dream home in the desirable community of Skyview Ranch! This beautifully appointed 2-bedroom, 2-bathroom top floor condo offers a perfect blend of modern living and comfort. As you step inside, you'll be greeted by an inviting and bright open floor plan, enhanced by elegant cork flooring that adds warmth and style. The spacious living area seamlessly flows into the kitchen, which boasts a breakfast bar, sleek granite countertops, and high-quality stainless steel appliances—ideal for both everyday living and entertaining. Enjoy your morning coffee or unwind in the evening on your private east-facing balcony, accessible from the living area, where you can soak in the natural light and enjoy the serene views. Both bedrooms are generously sized, providing ample space for relaxation and personalization. The master suite features a convenient 4-piece ensuite bathroom, ensuring privacy and comfort. An additional full bathroom serves guests and residents alike. This unit also includes the convenience of in-suite laundry and a large storage room, making organization a breeze. With two titled parking stalls included, you'll never have to worry about parking. Located just steps away from major amenities, including shopping, parks, schools, public transit, and major roadways, this condo offers the perfect combination of convenience and lifestyle. Don't miss your chance to own this exceptional property in Skyview Ranch today.**

Inclusions: **N/A**  
Property Listed By: **Real Broker**

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





