



THE
A-TEAM

**RE/MAX
FIRST**

155 SKYVIEW RANCH Way #1407, Calgary T3N 0L1

MLS®#: **A2165076** Area: **Skyview Ranch** Listing Date: **09/11/24** List Price: **\$314,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2012**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **835**
 Low Sqft:
 Ttl Sqft: **835**

Underground

DOM

8
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Wall/Window Air Conditioner,Washer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home,Quartz Counters**
 Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee: **\$406** Title: **Fee Simple** Zoning: **M-2**

Fee Freq:
Monthly

Legal Desc: **1211714**

Remarks

Pub Rmks: **Attention first time buyers and investors! This TURN KEY TOP FLOOR SOUTH FACING** condo boasting brand new vinyl plank flooring is ready for immediate occupancy! Bright and sunny featuring 2 large bedrooms, the master including 4 piece ensuite, ample living room, space for dining and functional sleek kitchen make this the perfect welcoming space. In suite laundry, large storage area AND separate storage unit provide ample space for all your things, and secured titled underground parking makes all season parking a breeze. Enjoy the serene park view and sun from your top floor balcony, and with heat included in the condo fee AND the inclusion of a free standing a/c unit, year round comfort is a guarantee. This unit represents THE best of condo living in Skyview Ranch, come and see for yourself!

Inclusions: **None**
Property Listed By: **Royal LePage Solutions**

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





