



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**155 SKYVIEW RANCH Way #3403, Calgary T3N 0L1**

MLS® #: **A2169014**

Area: **Skyview Ranch**

Listing Date: **09/27/24**

List Price: **\$298,000**

Status: **Active**

County: **Calgary**

Change: **-\$2k, 20-Nov**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **827**  
Low Sqft:  
Ttl Sqft: **827**

DOM

**55**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Stall,Underground**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat:  
Utilities: **See Remarks**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>9`10" x 8`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`6" x 10`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`7" x 9`7"</b>
<b>4pc Bathroom</b>	<b>Main</b>	

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>8`8" x 6`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`10" x 10`6"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	

Legal/Tax/Financial

Condo Fee:  
**\$406**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-2**

Legal Desc: **1310424**

Remarks

Pub Rmks: **Stunning top-floor TWO-BEDROOM, TWO-BATHROOM PENTHOUSE unit with breathtaking panoramic southern views from a sun-soaked deck. This contemporary open-concept space highlights a stylish kitchen equipped with espresso shaker cabinets, a tiled backsplash, stainless steel appliances, granite countertops, and a peninsula with eating bar. The dining area seamlessly connects to the living room, which opens onto the deck through patio doors. The spacious primary bedroom offers his-and-her closets and a private four-piece ensuite. The second bedroom, located on the opposite side of the unit, ensures optimal privacy. Additional features include a second four-piece bathroom, in-suite laundry, and a generous storage room. The unit comes with a titled UNDERGROUND PARKING STALL and an assigned STORAGE LOCKER. Conveniently located near Stoney Trail, parks, shopping, and amenities, this immaculate penthouse is move-in ready. Don't miss out!**

Inclusions:  
Property Listed By: **N/A**  
**RE/MAX Real Estate (Central)**

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









