



THE
A-TEAM

**RE/MAX
FIRST**

155 SKYVIEW RANCH Way #3403, Calgary T3N 0L1

MLS® #: **A2169014**

Area: **Skyview Ranch**

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

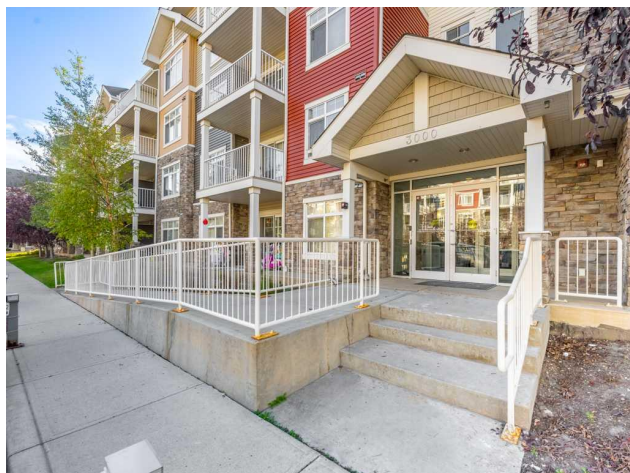
List Price: **\$282,500**

Status: **Active**

County: **Calgary**

Change: **-\$7k, 07-Jan**

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

117
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> |
|---------------------|--------------|-----------------------|
| Kitchen | Main | 9`10" x 8`11" |
| Living Room | Main | 11`6" x 10`10" |
| Bedroom | Main | 10`7" x 9`7" |
| 4pc Bathroom | Main | |

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

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





