



THE
A-TEAM

**RE/MAX
FIRST**

151 SKYVIEW Bay #2212, Calgary T3N1B6

MLS®#: **A2169335** Area: **Skyview Ranch** Listing Date: **09/28/24** List Price: **\$389,900**
 Status: **Active** County: **Calgary** Change: **-\$5k, 19-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**

Lot Information

Lot Sz Ar:
 Lot Shape:
 Finished Floor Area
 Abv Sqft: **1,019**
 Low Sqft:
 Ttl Sqft: **1,019**

Access:
 Lot Feat: **Other**
 Park Feat: **Underground**

DOM

53
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Other**
 Heating: **Fan Coil** Flooring: **Carpet, Tile**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator**
 Int Feat: **No Animal Home, No Smoking Home, Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`2" x 7`5"	Laundry	Main	5`8" x 3`7"
Storage	Main	5`8" x 3`6"	Kitchen	Main	9`6" x 10`9"
Living Room	Main	10`11" x 10`0"	Dining Room	Main	10`4" x 8`7"
Bedroom	Main	9`7" x 9`11"	4pc Bathroom	Main	8`11" x 4`11"
Balcony	Main	10`8" x 5`8"	Bonus Room	Upper	13`7" x 8`8"
Bedroom - Primary	Upper	10`9" x 10`11"	3pc Ensuite bath	Upper	6`2" x 7`1"
Balcony	Upper	9`8" x 18`3"			

Legal/Tax/Financial

Condo Fee:
\$398

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **2411796**

Remarks

Pub Rmks: **Welcome to SKY 151, our condo style townhouses offer elevated living in the heart of Skyview Ranch, with 2 bedrooms, 2 bathrooms, a flex room, in suite laundry, and beautiful outdoor living spaces. Entertain family and friends in light open floor plans, relax and enjoy skyline views from your private rooftop terrace, and discover the accessible shops beneath your home. Explore the fantastic residences of SKY 151, and fall in love with your new home in the sky. Right next to school and kids day care. Walking distance to plaza and future GURUDWARA SAHIB. Condo fees and annual tax will be provided when assessed. WASHER/DRYER AND 70 INCH TV WILL COME WITH THE UNIT.**

Inclusions:
Property Listed By: **N/A**
MaxWell Central

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







