



THE
A-TEAM

**RE/MAX
FIRST**

151 SKYVIEW Bay #2216, Calgary T3N1B6

MLS®#: **A2170555**

Area: **Skyview Ranch**

Listing Date: **10/03/24**

List Price: **\$389,900**

Status: **Pending**

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: **1,056**
Low Sqft:
Ttl Sqft: **1,056**

DOM

49

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Other
Underground**

Utilities and Features

Roof: **Asphalt**
Heating: **Fan Coil**
Sewer:
Ext Feat: **Balcony**

Construction: **Other**
Flooring: **Carpet, Tile**
Water Source:
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
Living Room	Main	10`11" x 11`6"
Kitchen	Main	10`8" x 8`7"
Storage	Main	5`8" x 3`6"
4pc Ensuite bath	Main	8`11" x 4`11"
Balcony	Main	10`9" x 5`7"
Balcony	Upper	9`7" x 18`2"
Walk-In Closet	Upper	7`2" x 7`3"

Room	Level	Dimensions
Dining Room	Main	10`11" x 8`10"
Entrance	Main	3`9" x 7`5"
Laundry	Main	5`8" x 3`8"
Bedroom	Main	9`10" x 10`0"
Flex Space	Upper	14`10" x 11`8"
3pc Ensuite bath	Upper	7`5" x 7`3"
Bedroom - Primary	Upper	10`9" x 10`1"

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







