



THE
A-TEAM

**RE/MAX
FIRST**

151 SKYVIEW Bay #2214, Calgary T3N1B6

MLS®#: **A2170738** Area: **Skyview Ranch** Listing Date: **10/03/24** 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:

Access:

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

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:

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	Room	Level	Dimensions
Entrance	Main	7`7" x 3`10"	Laundry	Main	3`7" x 5`11"
Storage	Main	3`6" x 5`8"	Kitchen With Eating Area	Main	9`6" x 11`1"
Dining Room	Main	10`3" x 8`3"	Living Room	Main	13`7" x 10`11"
Bedroom	Main	10`0" x 9`7"	4pc Bathroom	Main	4`11" x 8`11"
Balcony	Main	5`7" x 10`11"	Bonus Room	Upper	8`8" x 14`10"
Balcony	Upper	18`1" x 9`7"	Bedroom - Primary	Upper	10`1" x 10`10"
Walk-In Closet	Upper	2`10" x 7`2"	3pc Ensuite bath	Upper	7`1" x 7`5"

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

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





