



THE
A-TEAM

**RE/MAX
FIRST**

181 SKYVIEW RANCH Manor #1416, Calgary T3N0V2

MLS® #: **A2172505**

Area: **Skyview Ranch**

Listing Date: **10/11/24**

List Price: **\$328,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 08-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2017**

Finished Floor Area

Abv Sqft: **851**

Low Sqft:

Ttl Sqft: **851**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

41

Layout

Beds: **2 (2)**

Baths: **1.0 (1 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat: **Leased,Stall,Titled,Underground**

Utilities and Features

Roof: **Baseboard**
Heating: **Baseboard**
Sewer: **Baseboard**
Ext Feat: **Balcony**

Construction: **Wood Frame**
Flooring: **Carpet,Vinyl**
Water Source: **City**
Fnd/Bsm: **Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Quartz Counters**
Utilities: **Gas,Electric,Water**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	8`4" x 8`11"	Living Room	Main	20`7" x 16`2"
Dining Room	Main	11`10" x 14`4"	Bedroom - Primary	Main	13`6" x 11`2"
Bedroom	Main	12`5" x 10`2"	4pc Bathroom	Main	9`4" x 4`11"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$394

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc:

1711142

Remarks

Pub Rmks:

INTEREST RATE DROP + PRICE DROP!!! Welcome unit 1416 at McCall Landing in Skyview Ranch! Rarely offered Corner 2 Bedroom/1 Washroom Condo with clear south views of Skyview Ranch. This sun filled unit offers a large U-Shape Kitchen with taller cabinets, stainless steel kitchen appliances, quartz counter with undermount sink and breakfast bar, kitchen backsplash. The kitchen has tons of storage. A large closet and dining area is found just adjacent to the kitchen. Both the Kitchen and Dining Area come with Vinyl Flooring. Large Living Room with south views and a walk out to the balcony. Both bedrooms are sized well and offer closet space. The Primary bedroom offers two sets of windows and the 2nd bedroom offers enough space for a queen bed. The Bedrooms and Living room have carpet. Bathroom comes with a quartz counter with undermount sink and a bathtub. The unit comes with an underground parking spot and an outdoor parking stall. The building complex offers a fitness centre, rec room, dog run, garden and bike storage area and tons of outdoor visitor parking. Minutes from Groceries, Shopping, Airport, Stoney Trail and Deerfoot. Perfect for first time buyers or investors. Move to McCall Landing today!

Inclusions:

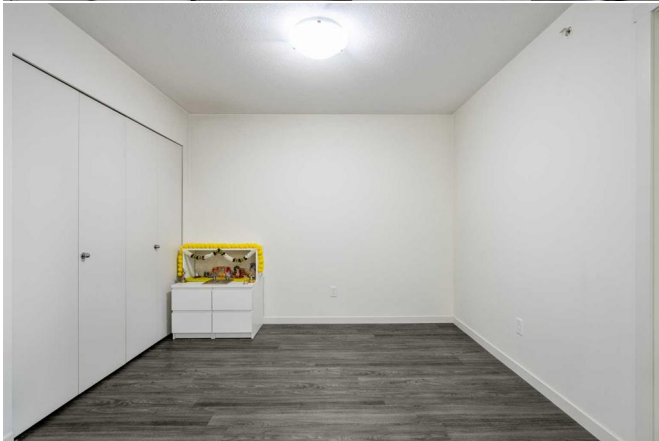
Property Listed By:

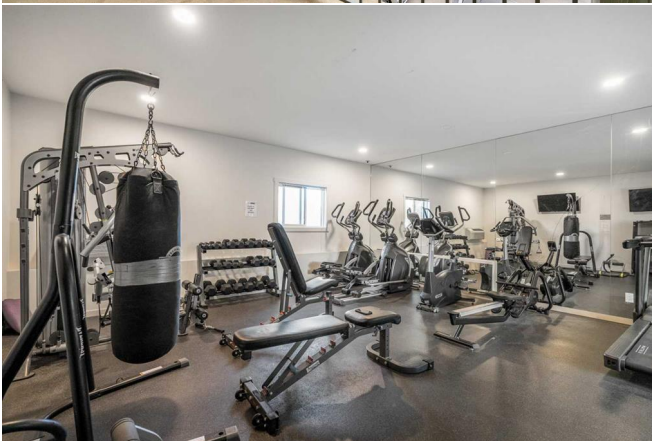
All Existing Window Coverings, Bathroom Mirror, Shoe Storage at Entry, Black Storage Cabinet in Primary Bedroom. Storage in Primary bedroom at entrance. CIR Realty

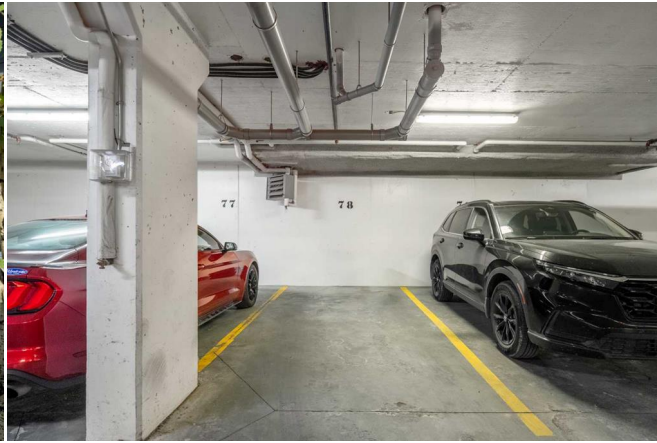
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

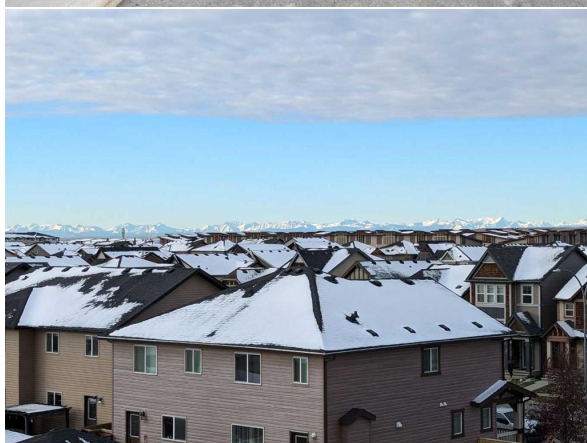
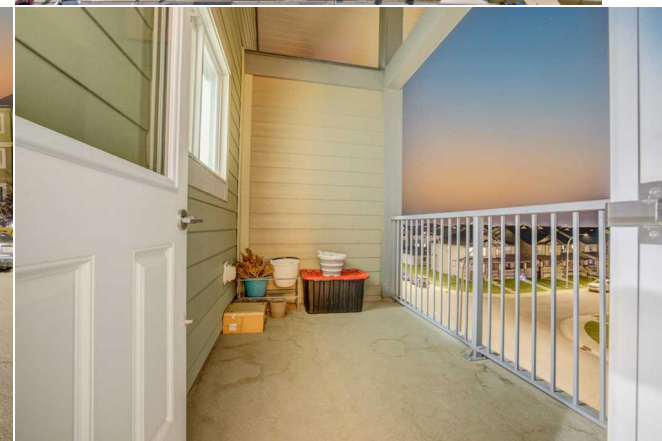
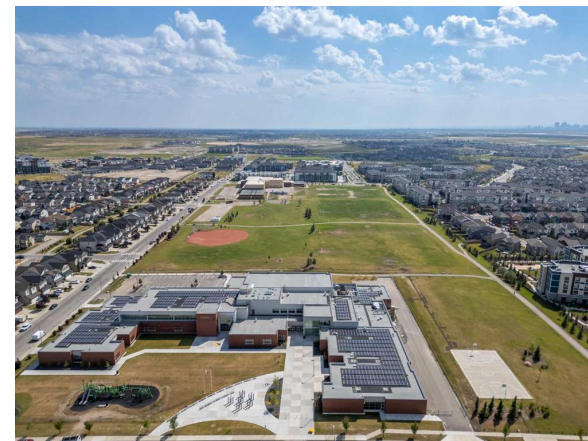
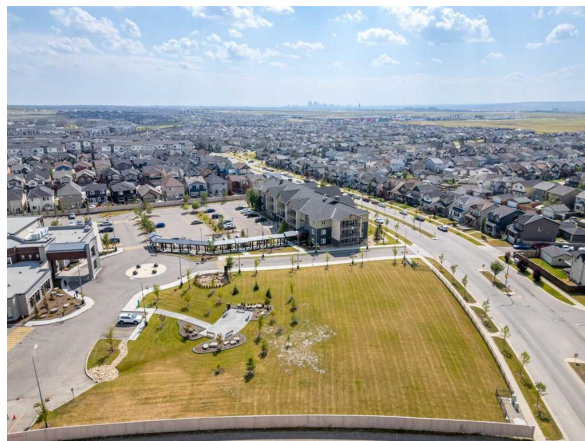
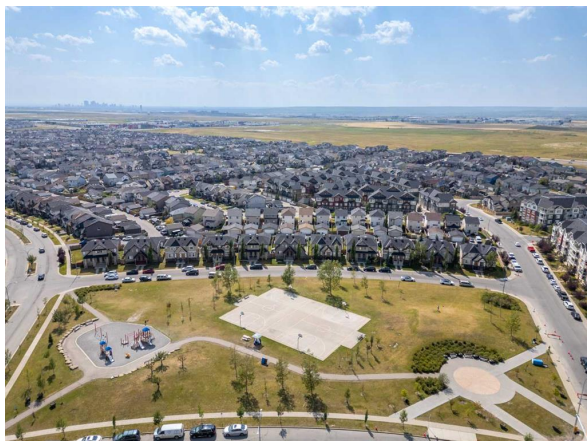












1416-181 Skyview Ranch Manor, Calgary, AB

Main Floor: Loading Area 851.49 sq ft



PREPARED: 20261012



While regions are excluded from total floor area in iGUIDE floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.