



THE
A-TEAM

**RE/MAX
FIRST**

47 SKYVIEW SPRINGS Circle, Calgary T3N 0E6

MLS®#: **A2174849** Area: **Skyview Ranch** Listing Date: **10/25/24** List Price: **\$414,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2011**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Back Lane**
 Park Feat: **Double Garage Attached, Garage Faces Rear**

Finished Floor Area

Abv Sqft: **1,230**
 Low Sqft:
 Ttl Sqft: **1,230**

DOM

26
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance**

Construction: **Stone, Vinyl Siding, Wood Siding**
 Flooring: **Carpet, Hardwood, Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **Breakfast Bar, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`3" x 8`11"	Living Room	Main	13`4" x 11`3"
Dining Room	Main	9`11" x 7`11"	Office	Main	6`4" x 6`0"
Bedroom - Primary	Second	15`3" x 13`8"	4pc Ensuite bath	Second	8`1" x 4`11"
Bedroom	Second	11`8" x 10`5"	4pc Bathroom	Second	8`1" x 4`11"
Laundry	Second	5`1" x 36`10"			

Legal/Tax/Financial

Condo Fee:
\$390

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1111856**

Remarks

Pub Rmks: **We're proud to present our newest listing the community of Skyview Ranch! This gorgeous townhouse offers a simple living experience while offering everything you'll need! Offering two primary bedrooms with ensuite bathrooms, it's perfect for a growing family or to share with roommates. The open concept main floor features immaculate hardwood floors, stainless steel appliances and a big island to gather around with friends and family. With a double, attached garage, you'll never have to worry about parking again, and you'll be able to keep your car protected from hail. Don't miss your chance to own this gem in a highly sought-after location. Come and check it out today, we'd love to accommodate your showing needs.**

Inclusions: **None**
Property Listed By: **RE/MAX Landan Real Estate**

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









