

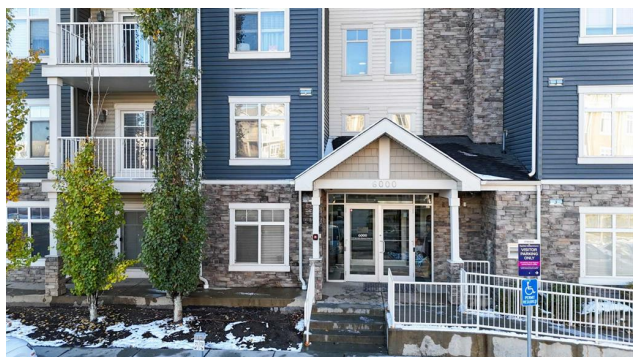


THE
A-TEAM

**RE/MAX
FIRST**

155 SKYVIEW RANCH Way #6109, Calgary T3N 0L6

MLS® #: **A2175232** Area: **Skyview Ranch** Listing Date: **10/25/24** List Price: **\$324,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2013**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **828**
 Low Sqft:
 Ttl Sqft: **828**

DOM

39
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Stall**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **BBQ gas line**
 Construction: **Stone, Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Cork**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **Breakfast Bar, Granite Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	6' 9" x 8' 6"	Kitchen	Main	7' 10" x 10' 10"
Living Room	Main	19' 6" x 11' 6"	Bedroom - Primary	Main	17' 7" x 10' 7"
Bedroom	Main	12' 11" x 9' 8"	4pc Bathroom	Main	4' 11" x 8' 5"
4pc Ensuite bath	Main	8' 3" x 4' 11"			

Legal/Tax/Financial

Condo Fee: **\$410** Title: **Fee Simple** Zoning: **M-2**
 Fee Freq: **Monthly**
 Legal Desc: **1213317**

Remarks

Pub Rmks: **Welcome to your new home! This charming 2-bedroom, 2-bathroom apartment offers both comfort and convenience. Featuring modern stainless steel appliances in the kitchen, it's perfect for both cooking and entertaining. The living spaces are bright and inviting, with new carpet in the bedrooms adding a touch of luxury. Enjoy the ease of two dedicated parking spaces and take advantage of the fantastic location—just moments away from top-rated schools, a bustling shopping center, and beautiful parks. Whether you're enjoying a quiet evening at home or exploring the vibrant neighborhood, this apartment is the perfect place to call your own!**

Inclusions: **N/A**

Property Listed By: **MaxWell Central**

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

