



THE
A-TEAM

**RE/MAX
FIRST**

181 SKYVIEW RANCH Manor #4118, Calgary T3N0V2

MLS®#: **A2176669** Area: **Skyview Ranch** Listing Date: **10/31/24** List Price: **\$304,999**
 Status: **Active** County: **Calgary** Change: **-\$5k, 20-Dec** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

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

Finished Floor Area
 Abv Sqft: **914**
 Low Sqft:
 Ttl Sqft: **914**

DOM

51
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Central,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Open Floorplan,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	9`7" x 5`1"	Bedroom	Main	12`7" x 10`3"
Dining Room	Main	10`1" x 10`7"	Kitchen	Main	13`7" x 11`4"
Laundry	Main	13`5" x 5`8"	Living Room	Main	15`2" x 12`2"
Bedroom - Primary	Main	13`8" x 10`4"			

Legal/Tax/Financial

Condo Fee: **\$405** Title: **Fee Simple** Zoning: **M-2**

Legal Desc:

1711142

Fee Freq:
Monthly

Remarks

Pub Rmks:

Welcome to this energy-efficient, beautifully maintained condo in the vibrant community of Skyview Ranch! This inviting ground-floor unit features 2 spacious bedrooms and a stylish 4-piece bathroom. The modern kitchen comes complete with sleek quartz countertops, stainless steel appliances, and durable vinyl plank flooring. The open-concept layout is filled with natural light, making the living area warm and welcoming. Enjoy your own sunny west-facing patio, perfect for relaxing or entertaining. Convenience is at your fingertips with in-suite laundry and ample storage space. The building also offers fantastic amenities, including a fitness center and a community recreation building with a secure bike storage room. Ideally located close to Calgary International Airport and CrossIron Mills Mall, as well as schools, shopping centers, and public transit, this condo combines comfort, style, and prime location. Don't miss out on this incredible opportunity!

Inclusions:

No

Property Listed By:

Real Estate Professionals Inc.

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







