



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**181 SKYVIEW RANCH Manor #1412, Calgary T3N 0V2**

MLS®#: **A2176716**

Area: **Skyview Ranch**

Listing Date: **11/01/24**

List Price: **\$308,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 18-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **893**  
Low Sqft:  
Ttl Sqft: **893**

DOM

**20**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Parking Lot,Stall,Titled,Underground**

Utilities and Features

Roof: **Baseboard**

Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony,Dog Run,Garden**

Construction: **Wood Frame**  
Flooring: **Carpet,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer**  
Int Feat: **Breakfast Bar,Closet Organizers,Open Floorplan,Quartz Counters,Storage,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`6" x 12`0"
Dining Room	Main	10`7" x 10`0"
Bedroom	Main	10`1" x 10`1"
4pc Bathroom	Main	9`5" x 4`11"

Room	Level	Dimensions
Kitchen	Main	9`11" x 9`3"
Bedroom - Primary	Main	11`2" x 10`3"
Laundry	Main	11`3" x 5`5"

Legal/Tax/Financial

Condo Fee:  
**\$405**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-2**

Legal Desc: **1711142**

Remarks

Pub Rmks: **This one will not last! TOP FLOOR condo with TWO parking stalls and a sunny south facing balcony! This condo shows beautifully and offers thoughtful upgrades such as quartz counters, stainless-steel appliances and vinyl plank flooring. An open layout featuring 2 bedrooms and 1 full bath as well as in-suite laundry. McCall Landing is an energy efficient building, which also features a fitness centre, recreation room, dog run, garden and bike storage area. Enjoy the strong sense of Community that McCall Landing has to offer! Close to transit, schools, shopping and all amenities. Make Skyview Ranch home today! Listing photos are from a different yet similar unit.**

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

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





