



THE
A-TEAM

**RE/MAX
FIRST**

181 SKYVIEW RANCH Manor #4419, Calgary T3N 0V2

MLS® #: **A2176911** Area: **Skyview Ranch** Listing Date: **11/01/24** List Price: **\$306,900**
 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**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Leased,Stall,Titled,Underground

Finished Floor Area

Abv Sqft: **927**
 Low Sqft:
 Ttl Sqft: **927**

DOM

19

Layout

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

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard,Natural Gas**
 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,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Closet Organizers,Open Floorplan,Quartz Counters,Storage,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`5" x 12`0"	Eat in Kitchen	Main	9`11" x 9`3"
Dining Room	Main	10`6" x 10`1"	Bedroom - Primary	Main	11`2" x 11`0"
Bedroom	Main	10`2" x 10`0"	Laundry	Main	13`5" x 6`5"
4pc Bathroom	Main	9`6" x 4`11"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$426

Fee Simple

M-2

Fee Freq:
Monthly

Legal Desc: 1711142

Remarks

Pub Rmks: **TOP FLOOR, CORNER UNIT with TWO PARKING STALLS!!! Run, don't walk and come check this one out! McCall Landing is arguably the best complex in this area. Low condo fees with tons of amenities such as a dog run, garden, fitness centre, recreation room and bike storage! PLUS the building is energy efficient, which saves you money! This unit is over 900sqft (927 to be exact), comes with 2 good sized bedrooms plus a 4 piece bath! East facing balcony to watch the sun rise, plus nobody above you! One titled stall underground, plus a leased (price included in yearly HOA) above ground stall. Thoughtful upgrades including quartz counters, stainless appliances and neutral vinyl plank flooring. Close to schools, shopping, and public transit. Photos are of a different yet similar unit.**

Inclusions: **Garage Fob**
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



