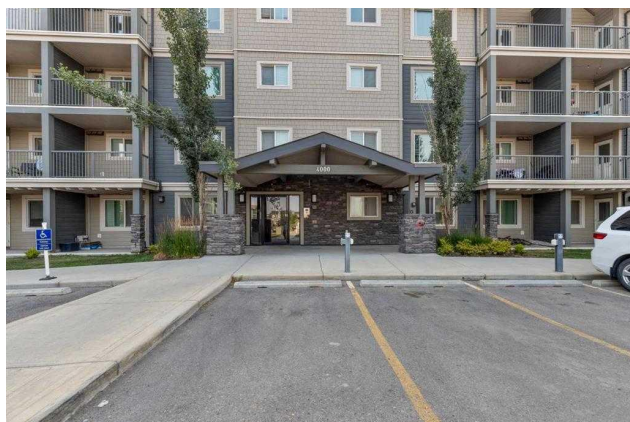


**181 SKYVIEW RANCH Manor #4207, Calgary T3N0V2**

MLS®#: **A2179190** Area: **Skyview Ranch** Listing Date: **11/14/24** List Price: **\$249,900**  
 Status: **Active** County: **Calgary** Change: **-\$10k, 10-Dec** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Assigned,Outside,Stall**

Finished Floor Area

Abv Sqft: **592**  
 Low Sqft:  
 Ttl Sqft: **592**

DOM

**37**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard,Central**  
 Sewer:  
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Closet Organizers,Elevator,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recreation Facilities**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`2" x 10`2"	Living Room	Main	15`0" x 11`4"
Kitchen	Main	14`1" x 11`4"	4pc Bathroom	Main	10`2" x 7`7"
Laundry	Main	8`5" x 5`8"	Foyer	Main	4`3" x 3`5"

Legal/Tax/Financial

Condo Fee: **\$260** Title: **Fee Simple** Zoning: **M-2**  
 Fee Freq:

Monthly

Legal Desc: 1711142

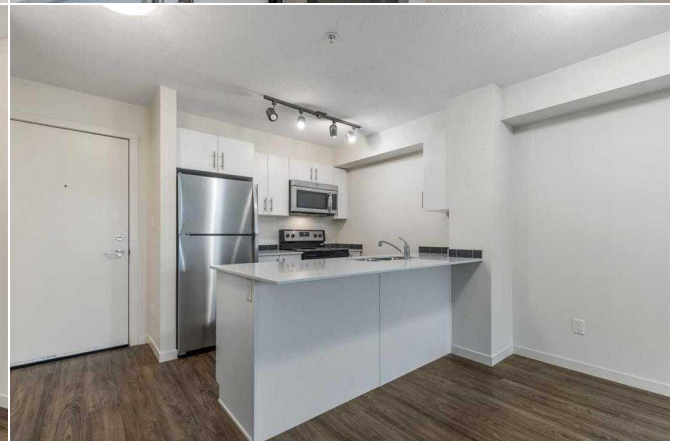
Remarks

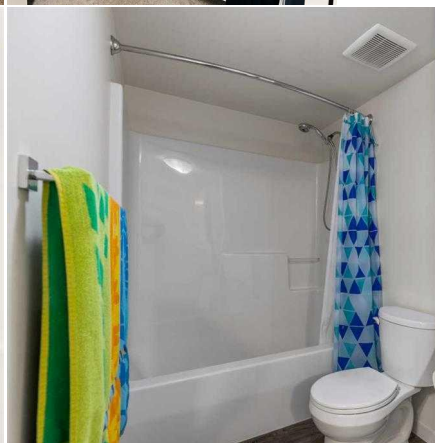
Pub Rmks: **\$10K PRICE REDUCED!! Welcome to McCall Landing! Beautiful condo for sale!, SECOND-floor condo with ONE parking included and beautiful sunrise east-facing balcony! (Balcony's Sqft are excluded from 592 Sqft) This condo is well-appointed featuring white quartz countertops, stainless steel appliances, and vinyl plank flooring. The thoughtful layout is bright open and modern floor plan. Plenty of natural light. In-suite laundry and storage area sure to please! This unit has been well maintained by its proud owner and UPGRADED with a modern closet organizers in the bedroom closet, washroom, and laundry area. It is arguably the best complex in this area. Low condo fees with tons of amenities such as SANJHA PUNJAB grocery store, Dollarama, Lovely sweets, CHAI-BAR etc, It has included community garden, fitness centre, recreation room and bike storage! BUS STOP is located just in front of the complex! PLUS the building is energy efficient, which saves you money! Make Skyview Ranch home today! Some of the listing pictures are from the vacant unit, yet similar unit. Please take a 3D tour attached to walk through the unit. (Heat and Water are included in the condo fee)**

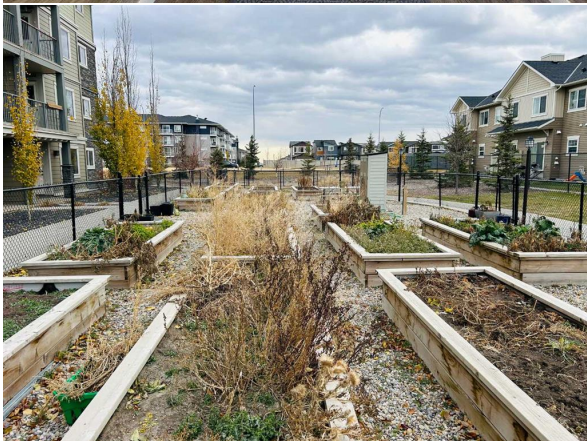
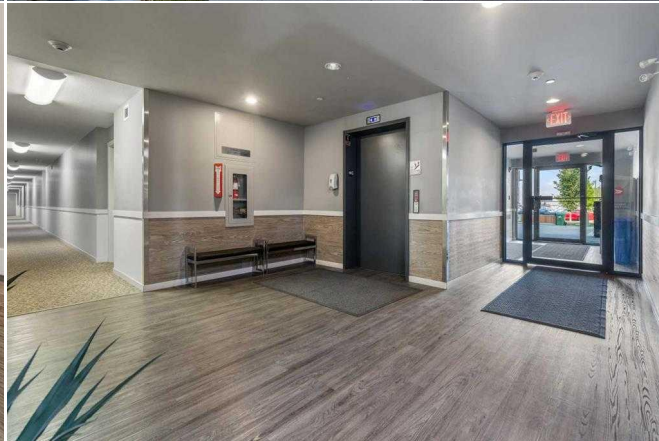
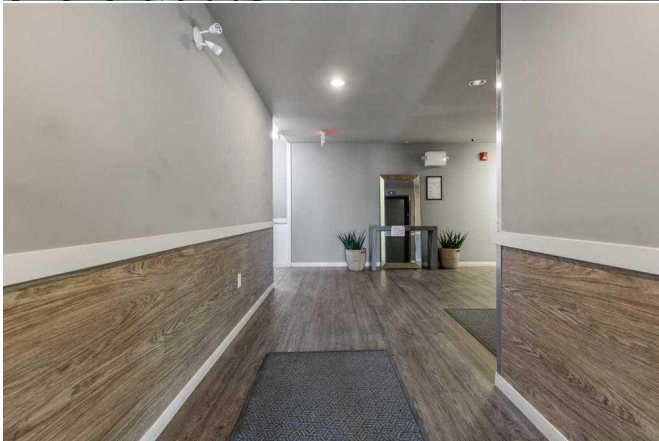
Inclusions: **NONE**  
Property Listed By: **MaxWell Central**

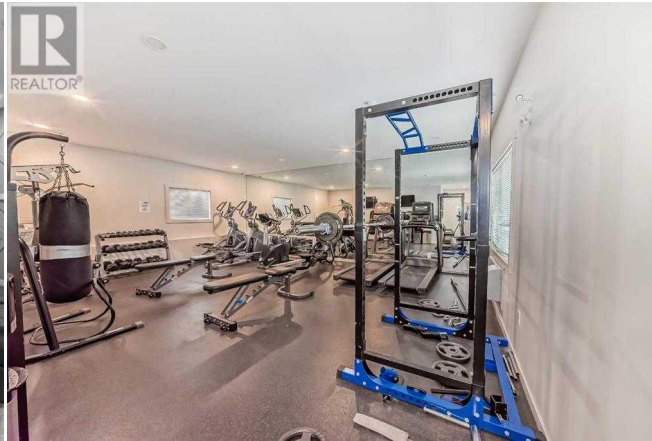
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











Client's Name: Tammy Gill  
 Client's Brokerage: MaxWell Central  
 Date: November 12th, 2024

**4207-181 Skyview Rnch Mnr NE, Calgary, AB**

Main Floor Exterior Area 857.89 sq ft  
 Interior Area 552.14 sq ft



PREPARED: 2024/11/13



While regions are included from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.