

181 SKYVIEW RANCH Manor #4206, Calgary T3N 0K7

MLS®#: **A2180425** Area: **Skyview Ranch** Listing **11/22/24** List Price: **\$249,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 08-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:

Finished Floor Area
 Abv Sqft: **592**
 Low Sqft:
 Ttl Sqft: **592**

DOM

29
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Laminate**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Open Floorplan,Quartz Counters,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	9`11" x 7`6"	Bedroom	Main	10`1" x 11`1"
Dining Room	Main	11`3" x 6`0"	Foyer	Main	4`2" x 3`4"
Kitchen	Main	11`3" x 8`0"	Laundry	Main	8`4" x 5`6"
Living Room	Main	11`3" x 14`11"			

Legal/Tax/Financial

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

Monthly

Legal Desc: 1711142

Remarks

Pub Rmks: ***Watch the video* WOW! Under \$250k! Fantastic opportunity in the heart of Skyview Ranch! Welcome to McCall Landing, one of the most sought-after buildings in the area, perfect for homebuyers and investors alike. This stunning 1-bedroom, 1-bathroom west-facing condo offers nearly 600 square feet of modern living space with high-end features, including quartz countertops, stainless steel appliances, and durable vinyl plank flooring. The bright, open-concept layout is designed to maximize natural light, complemented by a sunny balcony for outdoor relaxation overlooking the street. You'll love the added convenience of in-suite laundry, a spacious storage area, and a dedicated parking stall. McCall Landing is an energy-efficient building that goes beyond expectations with amenities such as a fitness center, bike storage, and a recreation room. Pet-friendly with board approval, the building also boasts a community garden. Situated close to shopping, amenities, and transit, this condo offers a perfect blend of modern comfort and unbeatable location. Minutes away from shopping, schools, Calgary International Airport, and easy access to Stoney Trail. Great condo offered at a stellar price.**

Inclusions: none
Property Listed By: Diamond Realty & Associates LTD.

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







