



THE
A-TEAM

**RE/MAX
FIRST**

155 SKYVIEW RANCH Way #6413, Calgary T3N 0L1

MLS® #: **A2182117** Area: **Skyview Ranch** Listing Date: **12/03/24** List Price: **\$299,999**
 Status: **Active** County: **Calgary** Change: **-\$10k, 12-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2013**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:

Park Feat: **Stall, Titled, Underground**

Finished Floor Area

Abv Sqft: **905**

Low Sqft:

Ttl Sqft: **905**

DOM

18

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **2**

Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard, Natural Gas**
 Sewer:
 Ext Feat: **Balcony, Courtyard**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Oven, Refrigerator, Washer**
 Int Feat: **Granite Counters, Storage**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`0" x 11`7"	Kitchen	Main	11`9" x 8`2"
Dining Room	Main	10`7" x 9`7"	Bedroom - Primary	Main	12`0" x 12`0"
Bedroom	Main	11`0" x 9`1"	4pc Bathroom	Main	8`1" x 4`11"
4pc Ensuite bath	Main	8`3" x 4`11"	Laundry	Main	7`8" x 3`1"
Entrance	Main	12`0" x 4`5"	Walk-In Closet	Main	8`3" x 5`7"
Balcony	Main	10`8" x 6`0"			

Legal/Tax/Financial

Condo Fee:
\$443

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1213317**

Remarks

Pub Rmks: **TOP FLOOR unit with a stunning MOUNTAIN VIEW & DOWNTOWN VIEW! One of the the LARGEST units of the complex and comes with TWO TITLED PARKING - (i) one UNDERGROUND heated parking with STORAGE CAGE; (ii) the other one surface parking stall - the very first one in line from the main building entrance. So you have ALL in one package with this BRIGHT & OPEN unit. Enjoy tons of natural lights through BIG & LARGE windows thought the place. Layout is fantastic - Living, Dining, and contemporary Kitchen are situated in the middle allowing the two Bedrooms and two Bathrooms away from each other to ensure privacy. Both Bedrooms are quite LARGE in size where as the MASTER includes gallery style Closet leading to the attached Washroom. The other Washroom is also conveniently located with the other Bedroom. Other than that in-unit Laundry and storage/closet spaces are worth mentioning. The WIDE Balcony from the Living is like Cherry-on-top to enjoy both nighttime & daytime view of Downtown and unobstructed view of the long Rocky Mountain Series. Located just steps away from major amenities, including shopping, parks, schools, public transit, and with quick & easy access to major roadways like Deerfoot and Stoney Trail, this condo offers a perfect blend of comfort, style, luxury and accessibility. Don't miss the opportunity to make this beautiful property your own! WELCOME HOME!**

Inclusions: **None**
Property Listed By: **CIR Realty**

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







