

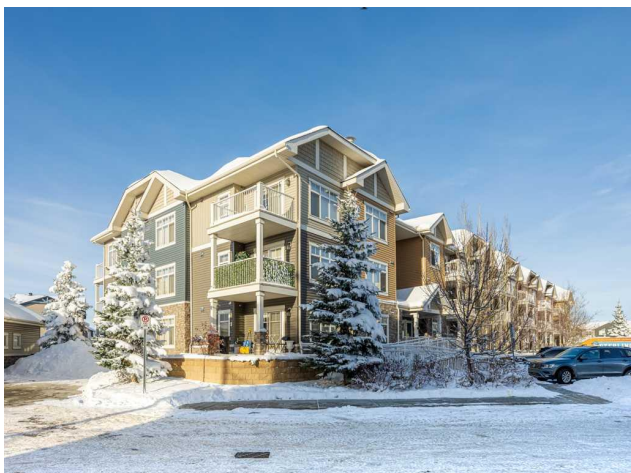


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**155 SKYVIEW RANCH Way #5110, Calgary T3N 0L5**

MLS® #: **A2182318**      Area: **Skyview Ranch**      Listing Date: **12/05/24**      List Price: **\$219,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2012**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **573**  
 Low Sqft:  
 Ttl Sqft: **573**

DOM  
**25**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking  
 Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Parkade,Stall,Underground**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Other**  
 Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Laminate**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),Central Vacuum**  
 Utilities:

Room Information

| Room           | Level       | Dimensions              | Room                | Level       | Dimensions              |
|----------------|-------------|-------------------------|---------------------|-------------|-------------------------|
| <b>Kitchen</b> | <b>Main</b> | <b>8' 8" x 8' 8"</b>    | <b>Living Room</b>  | <b>Main</b> | <b>15' 11" x 11' 5"</b> |
| <b>Bedroom</b> | <b>Main</b> | <b>11' 10" x 10' 7"</b> | <b>4pc Bathroom</b> | <b>Main</b> |                         |

Legal/Tax/Financial

Condo Fee: **\$295**      Title: **Fee Simple**      Zoning: **M-2**

Fee Freq:  
**Monthly**

Legal Desc: **1311321**

Remarks

Pub Rmks: **Stylish and inviting, this main-floor one-bedroom unit is perfectly situated to offer a private feel, with a green space right off the patio. The contemporary open-concept design features a chic kitchen complete with espresso shaker cabinets, a tiled backsplash, stainless steel appliances, granite countertops, and a peninsula island with a convenient eating bar. The kitchen flows seamlessly into the cozy living room, which opens onto the patio via sliding doors. The spacious primary bedroom boasts his-and-her closets for ample storage. Additional highlights include a modern four-piece bathroom, in-suite laundry, and a large storage room for added convenience. The unit also comes with a titled underground parking stall and an assigned storage locker. This well-maintained unit is move-in ready and located close to Stoney Trail, parks, shopping, and other amenities. Don't miss this fantastic opportunity!**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Real Estate (Central)**

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







