



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: **\$209,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 07-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2012**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **573**
 Low Sqft:
 Ttl Sqft: **573**

DOM

58
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

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
Kitchen	Main	8` 8" x 8` 8"	Living Room	Main	15` 11" x 11` 5"
Bedroom	Main	11` 10" x 10` 7"	4pc Bathroom	Main	

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







