

181 SKYVIEW RANCH Manor #4208, Calgary T3N 0K7

MLS® #: **A2182340** Area: **Skyview Ranch** Listing Date: **12/07/24** List Price: **\$245,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 18-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:

Finished Floor Area
 Abv Sqft: **588**
 Low Sqft:
 Ttl Sqft: **588**

DOM

14
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:
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Dog Run,Garden**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Kitchen Island,Open Floorplan,Quartz Counters**
 Utilities:

Room Information

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

Legal/Tax/Financial

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

Fee Freq:
Monthly

Legal Desc: **1711142**

Remarks

Pub Rmks: **Welcome home to this move-in ready condo. Affordable luxury at its best. Low Condo Fees. Large windows bring in tons of light making this sunny condo feel bright and spacious all day long. The kitchen area comes complete with stainless steel appliances, exquisite Quartz countertops and large breakfast bar open to your sizeable living area that's great for entertaining. Connect with the outdoors on your low maintenance covered deck with BBQ hook up. A large master bedroom featuring large windows and deep closets. The well-laid out 4-piece bathroom has ample storage and lovely modern finishes. In-suite laundry with additional storage space. Underground heated parking. The building offers convenient amenities such as a GYM with weights and cardio equipment, a RECREATION ROOM with an outdoor BBQ patio and indoor kitchen, and plenty of visitor parking. Enjoy this beautiful condo for yourself or add it to your investment portfolio. Don't wait, Call to view.**

Inclusions: **N/A**
Property Listed By: **RE/MAX House of Real Estate**

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





