



THE
A-TEAM

**RE/MAX
FIRST**

181 SKYVIEW RANCH Manor #1416, Calgary T3N0V2

MLS® #: **A2182700**

Area: **Skyview Ranch**

Listing Date: **12/10/24**

List Price: **\$314,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2017**

Finished Floor Area

Abv Sqft: **851**

Low Sqft:

Ttl Sqft: **851**

DOM

11

Layout

Beds: **2 (2)**

Baths: **1.0 (1 0)**

Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Leased,Stall,Titled,Underground

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony**

Construction:

Stone,Wood Frame

Flooring:

Carpet,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer**

Int Feat: **Kitchen Island,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	9`4" x 4`11"	Bedroom - Primary	Main	12`5" x 10`2"
Dining Room	Main	11`10" x 12`4"	Kitchen	Main	8`4" x 8`11"
Living Room	Main	20`7" x 16`2"	Bedroom - Primary	Main	13`6" x 11`2"

Legal/Tax/Financial

Condo Fee:
\$394

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1711142**

Remarks

Pub Rmks: **Top Floor Unit | 2-Bedrooms | 1-Bathrooms | Open Floor Plan | Quartz Countertops | Stainless Steel Appliances | In-suite Laundry | Private Balcony | Underground Titled Parking Stall & Surface Assigned Stall | In Unit Storage | Great Building Amenities. Welcome to your new apartment, perfect for first time home buyers or investors! The unit is 851 Sqft with an open floor plan living area that is both spacious and welcoming. The kitchen is finished with quartz countertops, ample cabinet storage, stainless steel appliances and a breakfast bar peninsula for barstool seating. The large dining room is framed with floor to ceiling storage which is great for seasonal items! The living room features doors that lead to the balcony, a great space for outdoor dining. The primary bedroom is spacious and has a great sized closet. The 2nd bedroom is a generous size with closet storage. The main 4pc bathroom features a tub/shower combo and single vanity with storage under the sink. This unit features in-suite laundry with a storage. The underground titled parking stall is great for year round parking and this unit has an additional surface parking stall! There is ample visitor parking close to the entrance. This building has incredible amenities; a full equipped gym and a communal kitchen and entertainment space for booked events. Come view this unit and make it your home today!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Crown**

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











