

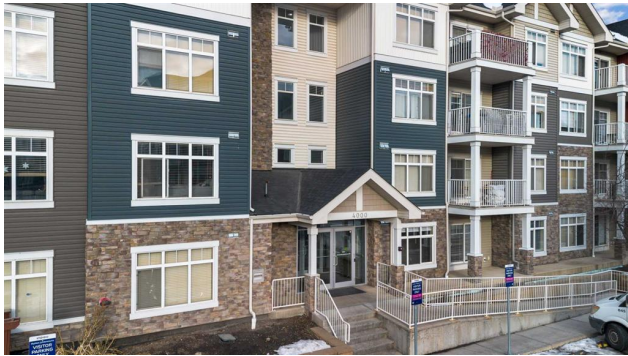


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**155 SKYVIEW RANCH Way #4114, Calgary T3N 0L4**

MLS® #: **A2183329**      Area: **Skyview Ranch**      Listing Date: **12/13/24**      List Price: **\$304,999**  
 Status: **Active**      County: **Calgary**      Change: **None**      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**

Finished Floor Area

Abv Sqft: **835**  
 Low Sqft:  
 Ttl Sqft: **835**

DOM

**8**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Granite Counters, Track Lighting**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>4' 11" x 8' 5"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8' 4" x 4' 11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13' 0" x 9' 7"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8' 0" x 17' 11"</b>
<b>Living Room</b>	<b>Main</b>	<b>16' 3" x 14' 4"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>17' 6" x 10' 6"</b>
<b>Storage</b>	<b>Main</b>	<b>4' 6" x 8' 5"</b>			

Legal/Tax/Financial

Condo Fee: **\$406**      Title: **Fee Simple**      Zoning: **M-2**  
 Fee Freq: **Monthly**

Legal Desc: **1311203**

Remarks

Pub Rmks: **\*\*OPEN HOUSE: DECEMBER 21 2024 SATURDAY 1PM - 3PM\*\* This charming ground-floor 2-bedroom, 2-bathroom unit offers a perfect blend of comfort and functionality, enhanced by several recent updates. As you step inside, you'll be greeted by updated flooring and window coverings that add a fresh, modern touch. The bright and spacious living room is bathed in natural sunlight, creating a warm and inviting atmosphere that's perfect for relaxing or entertaining. Updated lighting fixtures further enhance the ambiance throughout the home. The well-maintained kitchen is both stylish and practical, featuring modern appliances and ample storage space, making it ideal for preparing meals and hosting family and friends. The primary bedroom serves as a peaceful retreat, complete with a private 4-piece ensuite for added comfort and privacy. The second bedroom is generously sized, offering plenty of flexibility for guests, a home office, or additional living space. This home also offers the convenience of ground-floor living with easy access to outdoor areas, along with nearby amenities that make everyday living a breeze. Don't miss the chance to own this beautifully updated and functional space. Schedule your showing today and discover all that this wonderful home has to offer!**

Inclusions: **All appliances listed in the appliance section**  
Property Listed By: **PropZap Realty**

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



