

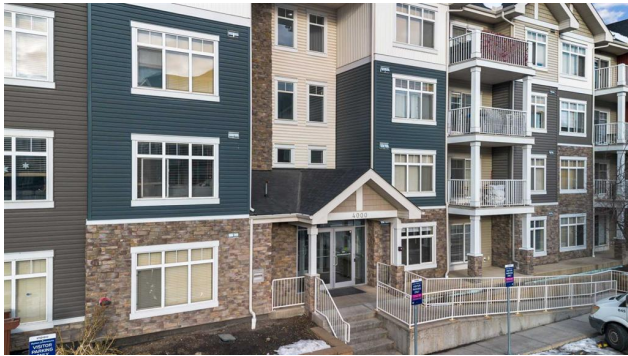


THE
A-TEAM

**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

50
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

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

Legal/Tax/Financial

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

Legal Desc: **1311203**

Remarks

Pub Rmks: **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



