



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**132 SKYVIEW RANCH Circle, Calgary T3N 1Y8**

MLS®#: **A2183875**

Area: **Skyview Ranch**

Listing Date: **12/16/24**

List Price: **\$409,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2020**

Finished Floor Area  
Abv Sqft: **1,084**  
Low Sqft:  
Ttl Sqft: **1,084**

Lot Information

Lot Sz Ar:  
Lot Shape:

DOM

**5**  
Layout  
Beds: **2 (2 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **City Lot,Cul-De-Sac,Front Yard,Rectangular Lot**  
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

Construction: **Wood Frame**  
Flooring: **Carpet,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	9'9" x 8'4"	Living Room	Main	12'2" x 10'4"
Kitchen	Main	12'0" x 8'4"	Bedroom - Primary	Upper	13'3" x 12'2"
Bedroom	Upper	9'10" x 8'9"	Laundry	Upper	3'3" x 3'0"
Furnace/Utility Room	Lower	5'8" x 4'8"	2pc Bathroom	Lower	6'8" x 2'9"
4pc Bathroom	Upper	8'0" x 4'11"	4pc Ensuite bath	Upper	8'0" x 4'11"

Legal/Tax/Financial

Condo Fee: <b>\$218</b>	Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>	Zoning: <b>M-1</b>
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Legal Desc: **2011485**

Remarks

Pub Rmks: **Discover this stunning 2-bedroom, 2.5-bath townhome, nestled in the highly sought-after community of Skyview. Upon entry, on the main floor welcomes you, along with access to the attached garage, mechanical room and a half bath. The second level boasts an open, spacious layout featuring a large kitchen perfect for culinary adventures, a cozy dining area, and a generous living room ideal for entertaining. On the third level, retreat to the large primary bedroom, complete with a private 4-piece ensuite. Another well-sized bedroom and a 4-piece bath provide ample space for family or guests. With large windows throughout, this home is flooded with natural light, creating a bright and inviting atmosphere. Don't miss the opportunity to own this beautiful townhome in Skyview, close to shopping and with easy access to Stoney Trail, Metis Trail and Deerfoot Trail. Schedule a viewing today and experience the perfect blend of comfort, style, and convenience!**

Inclusions:  
Property Listed By: **N/A**  
**Century 21 Bravo Realty**

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









