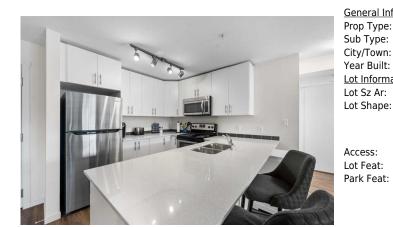


181 SKYVIEW RANCH Manor #4202, Calgary T3N 0V2

A2184127 Listing 12/23/24 List Price: **\$297,900** MLS®#: Area: **Skyview Ranch**

Status: Active County: Calgary Change: -\$12k, 08-Jan Association: Fort McMurray

Date:



Sewer:

Ext Feat:

Utilities:

None

Prop Type: Residential Sub Type: **Apartment**

2017 Year Built: Abv Saft: 844 Lot Information

Lot Sz Ar: Ttl Sqft:

Access:

Lot Feat: Park Feat: Off Street, Parkade, Stall, Titled, Underground

General Information

City/Town: Calgary

Finished Floor Area Low Sqft:

844

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

30

Ttl Park: 1 Garage Sz:

2 (2)

1.0 (1 0)

Low-Rise(1-4)

Utilities and Features

Roof: Construction:

Vinyl Siding, Wood Frame Heating: Forced Air

> Flooring: Carpet, Vinyl Water Source:

Fnd/Bsmt:

Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Kitchen Appl: Int Feat: **Open Floorplan, Quartz Counters**

Room Information

Room Level **Dimensions** Level **Dimensions** Room 40`9" x 33`4" 4pc Bathroom Main 31`5" x 16`2" **Bedroom** Main **Dining Room** Main 33`1" x 34`5" Kitchen Main 45`8" x 39`4" **Living Room** Main 48`11" x 39`4" **Bedroom - Primary** Main 44`3" x 36`8"

Legal/Tax/Financial

Condo Fee: Title: Zoning: Fee Simple M-2 \$384

Fee Freq:

Monthly

Legal Desc: **1711142**

Remarks

Pub Rmks:

The very first thing you will notice when you step inside is the wide-open concept of this immaculately well maintained second floor condo located in the sought-after community of Skyview. You will then be impressed with the beautiful kitchen featuring quartz countertop and lots of space to prepare your favorite meals, providing a modern and functional space for all your culinary adventures. This move-in ready CORNER UNIT 2 bedrooms 1 bathroom has its own ensuite laundry and is conveniently located close to all your shopping needs. This stunning property comes with a tilted underground parking space that will ensure your vehicle is safe and protected year-round. The underground parking lot also has a very convenient communal bike cage storage area. Included in the very low condo fees are HEAT, water, sewer, garbage disposal and more! Relax and unwind on your own private balcony or take advantage of the fantastic amenities within the complex, including a fitness center and a recreation room suitable for all your large gatherings. Book your showing today. This place won't last very long.

Inclusions: N//

Property Listed By: **eXp Realty**

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















