



THE
A-TEAM

**RE/MAX
FIRST**

181 SKYVIEW RANCH Manor #4202, Calgary T3N 0V2

MLS®#: **A2184127** Area: **Skyview Ranch** Listing **12/23/24** List Price: **\$297,900**
 Status: **Active** County: **Calgary** Date: Change: **-\$12k, 08-Jan** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area

Abv Sqft: **844**
 Low Sqft:
 Ttl Sqft: **844**

DOM

30
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:

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

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Open Floorplan,Quartz Counters**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	31`5" x 16`2"	Bedroom	Main	40`9" x 33`4"
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: **\$384** Title: **Fee Simple** Zoning: **M-2**
 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/A
Property Listed By: eXp Realty

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













4202-181 Skyview Ranch Manor, Calgary, AB

Main Floor Interior Area 544.54 sq ft



0 3 6 ft

PREPARED: 2024/10/11



White regions are excluded from total floor area in OUTSIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.