



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**155 SKYVIEW RANCH Way #5111, Calgary T3N 0L5**

MLS®#: **A2184537**

Area: **Skyview Ranch**

Listing Date: **12/26/24**

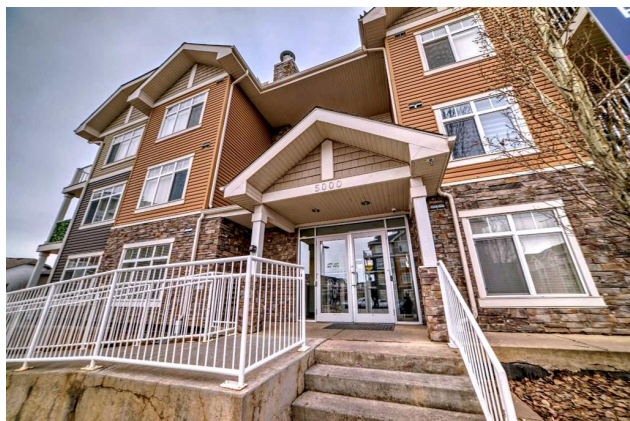
List Price: **\$304,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 15-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2012**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **838**  
Low Sqft:  
Ttl Sqft: **838**

DOM

**27**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Heated Garage,Parkade**

Utilities and Features

Roof:  
Heating: **Baseboard**

Sewer:  
Ext Feat: **Uncovered Courtyard**

Construction: **Stone,Vinyl Siding,Wood Frame**

Flooring: **Carpet,Cork,Linoleum**

Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Breakfast Bar,Granite Counters**

Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	10`6" x 11`9"
Living Room	Main	11`8" x 11`6"
4pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Main	0`0" x 0`0"

Room	Level	Dimensions
Bedroom	Main	10`6" x 9`7"
Breakfast Nook	Main	7`8" x 8`3"
Kitchen	Main	9`0" x 9`5"

Legal/Tax/Financial

Condo Fee:  
**\$406**

Title:  
**Fee Simple**

Zoning:  
**M-2**

Fee Freq:  
**Monthly**

Legal Desc: **1311321**

Remarks

Pub Rmks: **Modern 2-Bed, 2-Bath Condo in Skyview Ranch. This bright, well-maintained main-floor unit offers a stylish open concept with cork flooring throughout. The kitchen features granite countertops, stainless steel appliances, custom cabinetry, and a wrap-around island—ideal for both cooking and entertaining. The spacious master suite includes walk-through double closets and a private 4-piece ensuite. The second bedroom, located on the opposite side of the unit, is perfect for a home office, guest room, or workout space. Additional features include in-suite laundry, ample storage, underground heated parking, and visitor parking. The complex is pet-friendly (dogs and cats up to 40 lbs) and offers easy access to YYC, Stoney Trail, Deerfoot, and NE LRT, with amenities just steps away. With its main-floor location, this condo is highly accessible for seniors and those with mobility challenges. The sliding patio door provides convenient outdoor access for deliveries, including Skip and other services. Exceptional value and pride of ownership are evident throughout.**

Inclusions: **N/A**  
Property Listed By: **TrustPro Realty**

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









