



THE
A-TEAM

**RE/MAX
FIRST**

181 SKYVIEW RANCH Manor #2312, Calgary T3N 0V2

MLS®#: **A2186142** Area: **Skyview Ranch** Listing Date: **01/07/25** List Price: **\$349,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Leased, Parking Lot, Stall, Titled, Underground

Finished Floor Area

Abv Sqft: **903**
 Low Sqft:
 Ttl Sqft: **903**

DOM

15
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony, Lighting**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Breakfast Bar, Closet Organizers, Open Floorplan, Quartz Counters, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	19`8" x 15`9"	Bedroom - Primary	Main	13`7" x 10`4"
Bedroom	Main	12`5" x 10`3"	Bedroom	Main	10`2" x 7`1"
3pc Ensuite bath	Main	13`1" x 5`6"	4pc Bathroom	Main	9`6" x 5`0"
Kitchen	Main	9`3" x 11`11"			

Legal/Tax/Financial

Condo Fee: **\$460** Title: **Fee Simple** Zoning: **M-2**

Fee Freq:
Monthly

Legal Desc: **1711142**

Remarks

Pub Rmks: **Welcome to McCall Landing in well established community of Skyview! This well maintained, very clean and owner occupied beautiful condo comes with 3 bedrooms and 2 bathrooms. This spacious unit features open concept living room, corner kitchen with quad countertops, breakfast bar and stainless steel appliances. The primary bedroom comes with 3 piece ensuite. Other 2 good size bedrooms and 4 piece bathroom completes this unit. SOUTH facing balcony and large windows allow plenty of natural light. Property comes with 2 parking spots(1 TITLED underground and 1 surface leased stall). McCall Landing features a fitness centre, recreation room, garden and bike storage area. Easy access to Stoney and Deerfoot trail. Take advantage of the community's charm and additional amenities such as shopping, restaurants and many more. Don't miss this amazing property and schedule a showing with your favorite REALTOR® today!**

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

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





