



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**181 SKYVIEW RANCH Manor #1310, Calgary T3N 0V2**

MLS® #: **A2186215**      Area: **Skyview Ranch**      Listing Date: **01/08/25**      List Price: **\$340,000**  
 Status: **Active**      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: **Titled, Underground**

Finished Floor Area

Abv Sqft: **896**  
 Low Sqft:  
 Ttl Sqft: **896**

DOM

**24**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer**  
 Int Feat: **No Animal Home, No Smoking Home, Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Den</b>	<b>Main</b>	<b>7`7" x 10`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`2" x 10`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`7" x 9`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`11" x 12`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 9`5"</b>

Room	Level	Dimensions
<b>Entrance</b>	<b>Main</b>	<b>4`6" x 11`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`3" x 11`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`11" x 7`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`6" x 13`3"</b>
<b>Balcony</b>	<b>Main</b>	<b>10`5" x 6`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$460**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-2**

Legal Desc: **1711142**

Remarks

Pub Rmks: **Welcome to this bright and spacious unit with great views. Full of natural light and a sunny balcony. This 2 bedroom condo features quartz countertops, stainless steel appliances, vinyl plank flooring, in-suite laundry and storage. McCall Landing is an energy efficient building, which also features a fitness centre, recreation room, dog run, garden and bike storage area. This unit comes with a TITLED UNDERGROUND Parking stall close to the elevator. Close access to shopping, amenities and transit. Book your showing today!!**

Inclusions: **None**  
Property Listed By: **Coldwell Banker Mountain Central**

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







