



THE
A-TEAM

**RE/MAX
FIRST**

18 SKYVIEW Close, Calgary T3N 1P5

MLS®#: **A2187466** Area: **Skyview Ranch** Listing Date: **01/15/25** List Price: **\$499,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **1,453 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,630**
 Low Sqft:
 Ttl Sqft: **1,630**

DOM
7
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **3 Storey**

Parking
 Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Cul-De-Sac,Front Yard,Landscaped**
 Park Feat: **Double Garage Attached,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Stucco**
 Flooring: **Carpet,Concrete,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Granite Counters,Kitchen Island**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	9`9" x 9`7"	Foyer	Main	6`1" x 13`10"
Furnace/Utility Room	Main	3`5" x 8`4"	4pc Bathroom	Upper	8`2" x 4`11"
Bedroom	Upper	11`9" x 9`11"	Dining Room	Upper	10`1" x 7`6"
Kitchen	Upper	11`0" x 12`8"	Living Room	Upper	14`1" x 14`2"
4pc Bathroom	Third	7`5" x 4`11"	4pc Ensuite bath	Third	4`10" x 8`1"
Bedroom	Third	11`9" x 10`11"	Family Room	Third	11`0" x 11`5"
Bedroom - Primary	Third	14`1" x 17`9"			

Title: **Fee Simple**
Zoning: **M-2**
Fee Freq: **Annually**
Legal Desc: **1912246**

Remarks

Pub Rmks: **Welcome to 18 Skyview Close NE! Built in 2018, this stunning townhouse offers NO Condo Fees and over 1,800 sq ft of living space. Featuring 4 spacious bedrooms, 2.5 baths, and an attached garage, this modern home is perfect for families or anyone seeking style and comfort. Located in the vibrant community of Skyview Ranch, enjoy easy access to nearby amenities, parks, and schools. Don't miss this incredible opportunity to call this beautiful house your home!**

Inclusions: **None**
Property Listed By: **PREP Realty**

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

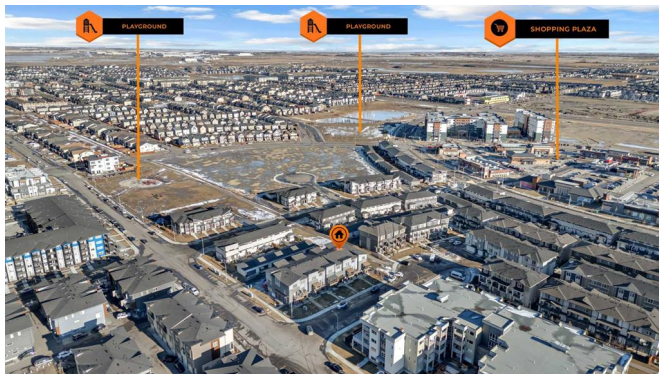
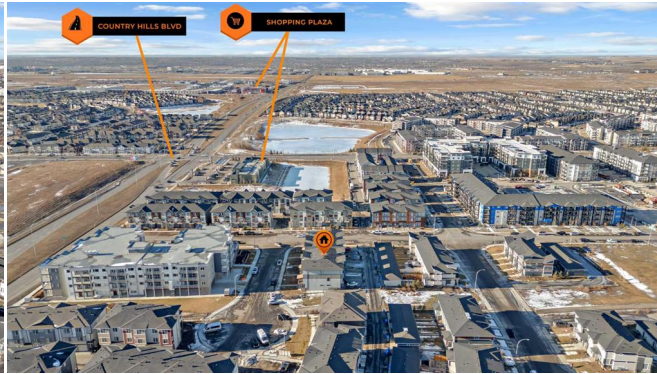
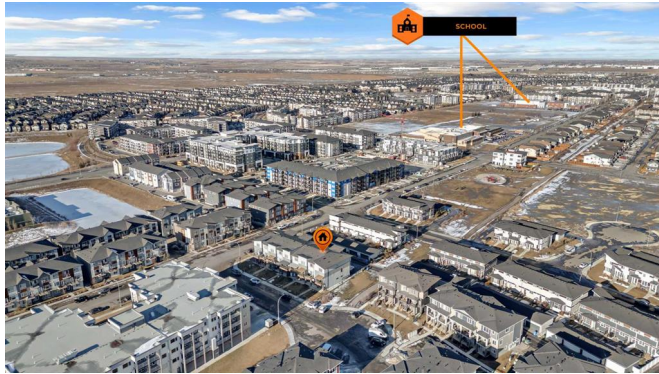






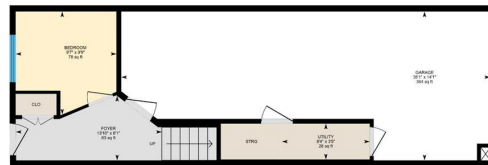






18 Skyview Ct, Calgary, AB

Mark Floor Exterior Area 273.56 sq ft
 Interior Area 232.23 sq ft
 Estimated Area 422.26 sq ft



0 4 8 ft PREPARED: 2025/01/16
 White regions are excluded from total floor area in GUIDE floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

18 Skyview Ct, Calgary, AB

Upper Floor Exterior Area 782.23 sq ft
 Interior Area 729.79 sq ft



0 4 8 ft PREPARED: 2025/01/16
 White regions are excluded from total floor area in GUIDE floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

18 Skyview Ct, Calgary, AB

Top Floor Exterior Area 750.41 sq ft
Interior Area 704.15 sq ft



PREPARED: 2025/1/16



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