

181 SKYVIEW RANCH Manor #1313, Calgary T3N 0K7

MLS®#: **A2187555** Area: **Skyview Ranch** Listing Date: **01/14/25** List Price: **\$254,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **587**
 Low Sqft:
 Ttl Sqft: **587**

DOM

8
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Lot Information
 Lot Sz Ar:
 Lot Shape:

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Titled, Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Barbecue, Courtyard**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Kitchen Island, Open Floorplan, Quartz Counters**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	10`1" x 7`8"	Bedroom	Main	10`1" x 11`2"
Dining Room	Main	11`3" x 5`10"	Kitchen	Main	8`5" x 8`2"
Laundry	Main	8`4" x 5`6"	Living Room	Main	11`3" x 14`11"

Legal/Tax/Financial

Condo Fee: **\$306** Title: **Fee Simple** Zoning: **M-2**
 Fee Freq: **Monthly**
 Legal Desc: **2111636**

Remarks

Pub Rmks: ***Watch the video* WOW! The one you have been waiting for! Unique, modern, & spacious. Fantastic opportunity in the heart of Skyview Ranch! Welcome to McCall Landing, one of the most sought-after buildings in the area, perfect for homebuyers and investors alike. This stunning 1-bedroom, 1-bathroom north-facing condo with an UNDERGROUND TITLED PARKING SPOT offers nearly 600 square feet of modern living space with high-end features, including quartz countertops, stainless steel appliances, and durable vinyl plank flooring. The bright, open-concept layout is designed to maximize natural light, complemented by a sunny balcony for outdoor relaxation. Spacious living room which can accommodate a sectional sofa easily with an adjacent dining area. You'll love the added convenience of in-suite laundry and a spacious storage area. McCall Landing is an energy-efficient building that goes beyond expectations with amenities such as a fitness center, bike storage, a recreation room, and tons of visitor parking. Pet-friendly with board approval, the building also boasts a community garden. Situated close to shopping, amenities, and transit, this condo offers a perfect blend of modern comfort and unbeatable location. Minutes away from shopping, schools, restaurants, Calgary International Airport, Cross Iron Mall, and easy access to Stoney Trail. Great condo offered at a stellar price**

Inclusions: **none**

Property Listed By: **Diamond Realty & Associates LTD.**

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





