



THE
A-TEAM

**RE/MAX
FIRST**

151 SKYVIEW BAY NE #2203, Calgary T3N2K3

MLS®#: **A2187750**

Area: **Skyview Ranch**

Listing Date: **01/14/25**

List Price: **\$399,800**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: **Other**
Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **1,052**
Low Sqft:
Ttl Sqft: **1,052**

DOM

8
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt**
Heating: **Fan Coil**
Sewer:
Ext Feat: **Balcony**

Construction: **Asphalt**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Quartz Counters,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	4`0" x 7`5"
Dining Room	Main	11`6" x 5`8"
Bedroom	Main	9`7" x 12`4"
Family Room	Upper	15`4" x 11`9"
3pc Ensuite bath	Upper	7`5" x 5`1"

Room	Level	Dimensions
Kitchen	Main	12`8" x 10`4"
Living Room	Main	10`11" x 12`10"
4pc Ensuite bath	Main	8`11" x 4`11"
Bedroom - Primary	Upper	10`9" x 18`4"

Legal/Tax/Financial

Condo Fee:
\$398

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **2411796**

Remarks

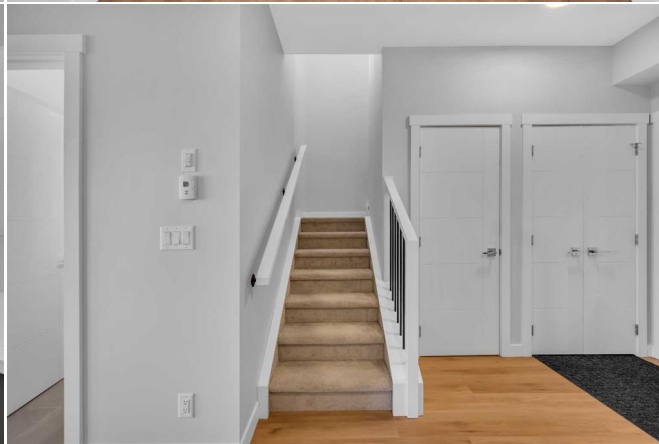
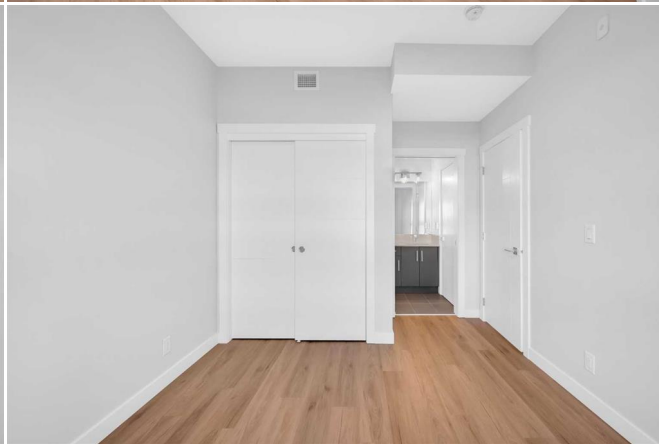
Pub Rmks: ****OPEN HOUSE- JAN 18 & 19- 1:00 PM TO 3:00 PM**Location, Location, Location - Exceptional nearly new 2-bedroom, 2 bath with bonus room townhouse in the heart of Skyview Ranch. Situated across from public and Catholic schools, this radiant and airy 2-story unit boasts an open-concept floor plan. The main level features a kitchen area with ceiling-height cabinets, quartz countertops, stainless steel appliances, and an island that can easily accommodate three bar stools. A dedicated dining space and spacious living room with a balcony overlooking the school and playground. Additionally, this level includes a generously sized bedroom with jack-and-jill access to a 4-piece bathroom. A separate storage and laundry area completes this floor. The upper level serves as a luxurious retreat with a separate entrance. The bonus room is ideal for movie and game nights, while the stunning rooftop patio offers an exceptional space for entertaining guests and taking in the views. The spacious and bright primary bedroom, with no neighbors above, serves as a true owner's retreat, complete with a walk-in closet and en-suite bath. Underground parking adds to the overall comfort and convenience of this property. Located within a well-managed complex with easy access to public transportation, shops, schools, playgrounds, and proximity to Cross Iron Mills, this property offers the ultimate in convenience. Do not miss this exceptional opportunity - schedule a private viewing of this uniquely designed unit today with your preferred realtor.**

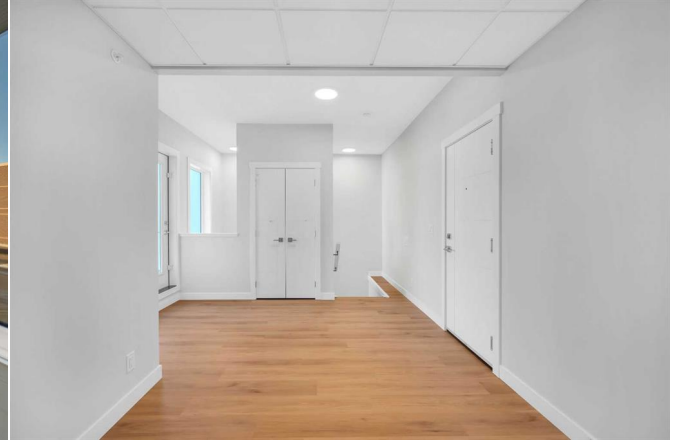
Inclusions: **NA**
Property Listed By: **eXp Realty**

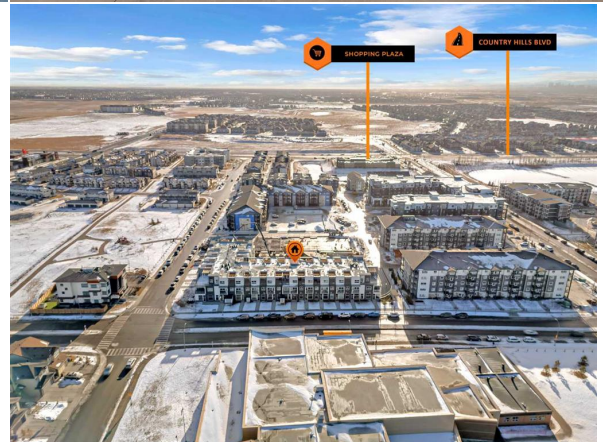
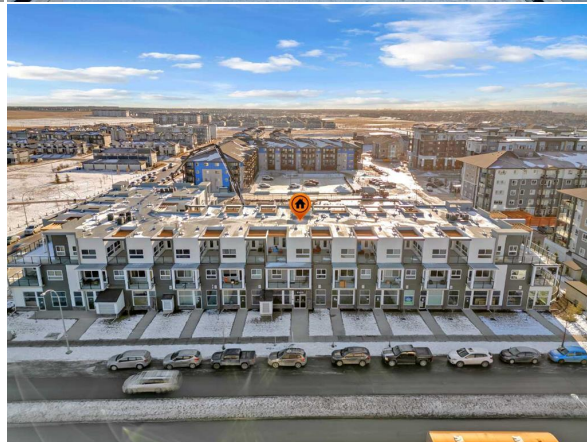
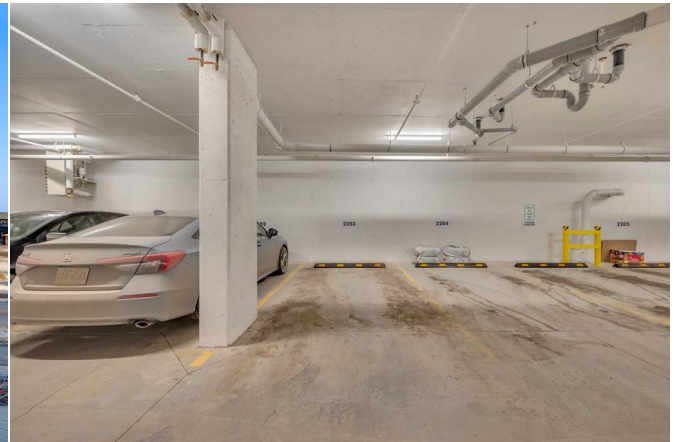
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

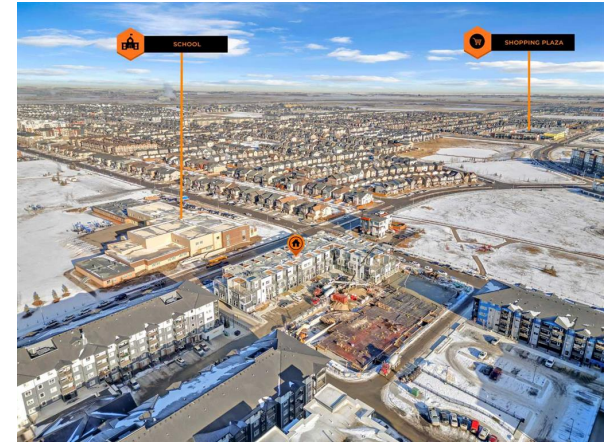
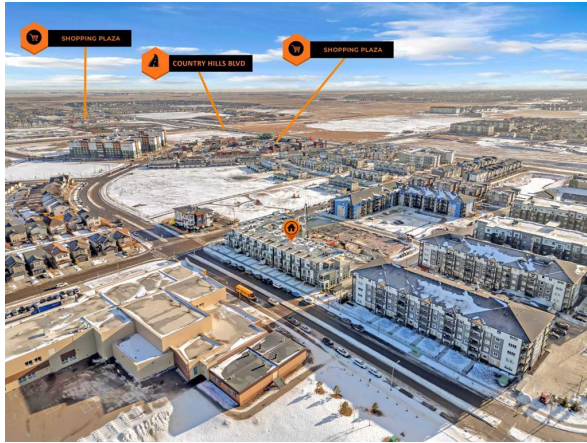












2203-151 Skyview Bay NE, Calgary, AB

Main Floor Interior Area 606.26 sq ft



0 3 6 ft

PREPARED: 2024/01/10



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

2203-151 Skyview Bay NE, Calgary, AB

Upper Floor Interior Area 445.93 sq ft



0 3 6 ft

PREPARED: 2024/01/10



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