

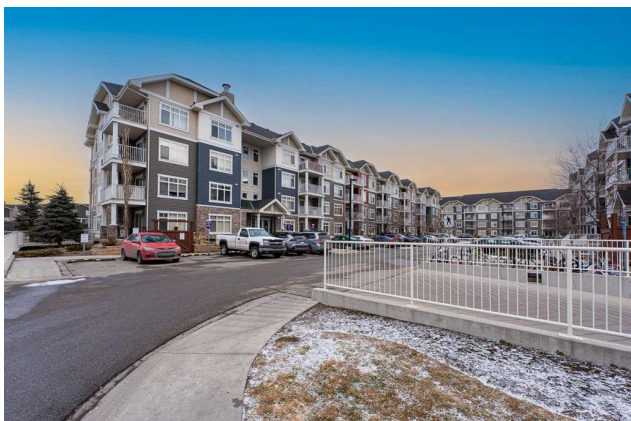


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**155 SKYVIEW RANCH Way #4209, Calgary T3N 0L4**

MLS® #: **A2188209**      Area: **Skyview Ranch**      Listing Date: **01/17/25**      List Price: **\$344,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2013**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:  
 Park Feat: **Stall,Underground**

Finished Floor Area

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

DOM

**5**

Layout

Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Concrete,Stone,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Cork,Linoleum**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Family Room</b>	<b>Main</b>	<b>11`7" x 11`3"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8`2" x 11`9"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`0" x 18`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`3" x 11`9"</b>
<b>Foyer</b>	<b>Main</b>	<b>12`0" x 4`6"</b>	<b>Bedroom</b>	<b>Main</b>	<b>14`8" x 11`6"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`3" x 4`11"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`4" x 5`0"</b>

Legal/Tax/Financial

Condo Fee: **\$455**      Title: **Fee Simple**      Zoning: **M-2**

Fee Freq:  
**Monthly**

Legal Desc: **1311203**

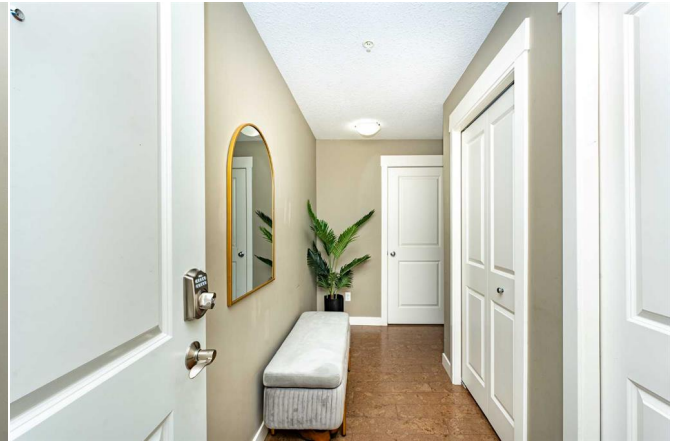
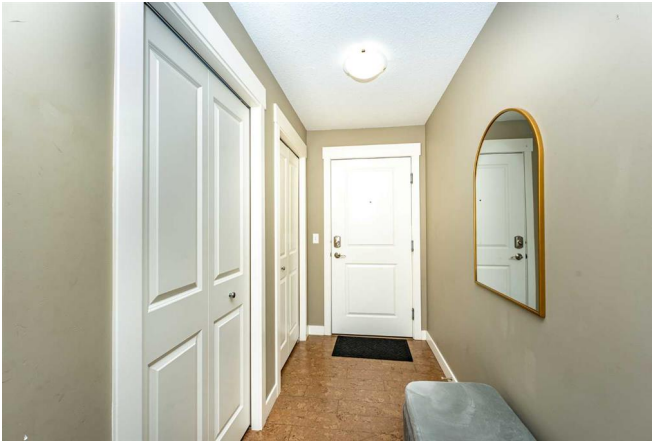
Remarks

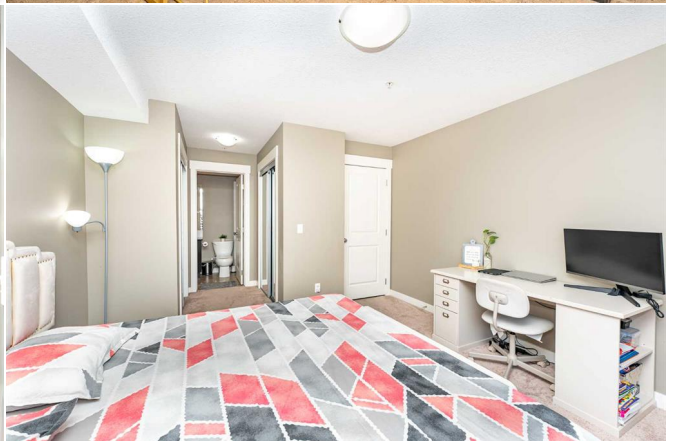
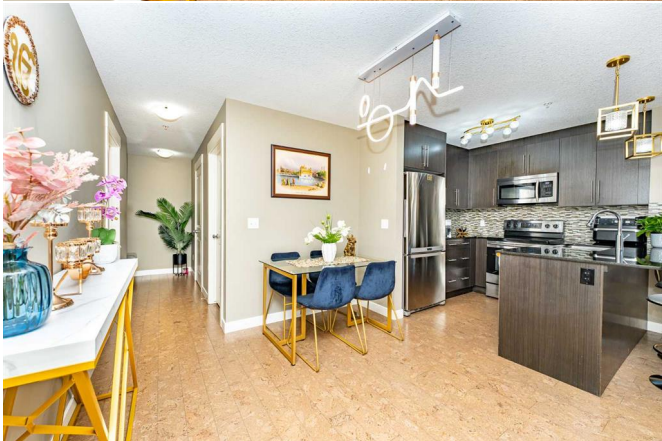
Pub Rmks: **Welcome to this Stunning 2-bedroom, 2-bathroom Corner END Unit condo, located in the heart of a vibrant community of skyview. Perfect for 1ST-Time homebuyers and investors alike, this home offers a rare combination of comfort, convenience, and style. Step inside and be greeted by a spacious and well-designed interior. The Open Concept plan of living area is bathed in natural SUNLIGHT, creating an inviting atmosphere that's perfect for both relaxation and entertaining. Enjoy your morning coffee or unwind after a long day on the PRIVATE BALCONY, where you can take in views of the surrounding neighborhood. Both bedrooms are generously sized, providing ample space for rest and relaxation. The master bedroom features an en-suite bathroom, offering a touch of luxury and privacy. The second bathroom, ensures ultimate convenience for family members or guests. Location is truly unbeatable. Walking distance to School, plaza, bus stop, parks and more. For added peace of mind, this condo comes with both a Stalled parking(Infront of condo) and underground parking, ensuring your vehicle is always safe and accessible. Don't miss the opportunity to own this incredible home in a prime location—ideal for a variety of lifestyles and investment opportunities! Call your favorite realtor to book your showings.**

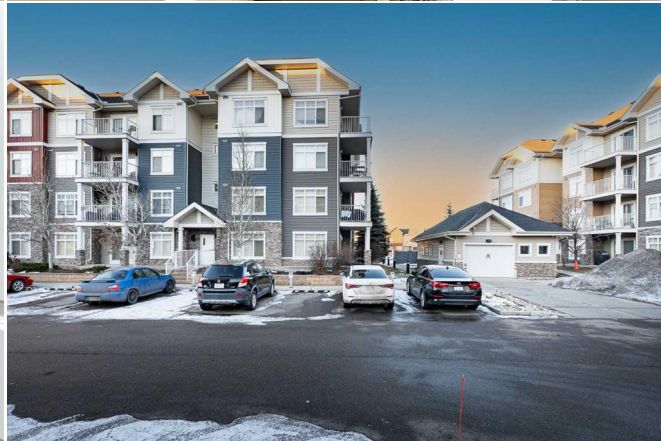
Inclusions: **N/A**  
Property Listed By: **eXp Realty**

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









4290-155 Skyview Rnch Wy NE, Calgary, AB

Main Floor Interior Area 903.95 sq ft



PREPARED 2020/11/14



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