



THE
A-TEAM

**RE/MAX
FIRST**

155 SKYVIEW RANCH Way #1106, Calgary T3N 0A5

MLS® #: **A2188394** Area: **Skyview Ranch** Listing Date: **01/17/25** List Price: **\$320,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2012**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **906**
 Low Sqft:
 Ttl Sqft: **906**

DOM

4
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator**
 Int Feat: **Ceiling Fan(s), Kitchen Island, Open Floorplan**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|-------------|-----------------------|-----------------------|-------------|----------------------|
| 4pc Ensuite bath | Main | 8`3" x 4`11" | Walk-In Closet | Main | 5`11" x 3`8" |
| Bedroom - Primary | Main | 12`0" x 12`0" | Entrance | Main | 8`8" x 4`5" |
| Laundry | Main | 7`7" x 3`1" | 4pc Bathroom | Main | 8`2" x 4`11" |
| Bedroom | Main | 10`11" x 11`4" | Dinette | Main | 9`6" x 10`8" |
| Kitchen | Main | 7`11" x 8`9" | Living Room | Main | 14`3" x 11`8" |

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$431

Fee Simple

M-2

Fee Freq:
Monthly

Legal Desc: 1211714

Remarks

Pub Rmks: **Welcome to this bright corner unit with separate access and street parking . This 2 Bedroom, 2 Full Bathrooms and Underground heated TITLED PARKING stall with storage is a rare find! There are only 6 units in the building that have separate access and convenient street parking. One of the best locations in the complex with a park across the way, a perfect setting with unobstructed views , great for kids to play or take the dog out for a walk. The spacious CORNER UNIT features extra windows that provide tons of natural sunlight. Enjoy the oversized living room with sliding glass doors that lead to the deck overlooking the park. Enjoy the rich kitchen with stainless steel appliances , breakfast bar, and full height cabinets . The dining room is perfectly located to allow enjoyable family meals . The Master bedroom features a 3 piece ensuite and walk- through his and hers closets. The 2nd bedroom is generously sized, and convenient in-suite laundry completes the unit. The building is wired with Telus Fibre Optic, to allow optimal internet service. Skyview is an ideal neighborhood with quick access to Stoney trail , Deerfoot, shopping, playgrounds, transit and parks.**

Inclusions: N/A
Property Listed By: Royal LePage METRO

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











