



THE
A-TEAM

**RE/MAX
FIRST**

181 SKYVIEW RANCH Manor #3419, Calgary T3N 0V2

MLS® #: **A2188852** Area: **Skyview Ranch** Listing Date: **01/20/25** List Price: **\$309,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **920**
 Low Sqft:
 Ttl Sqft: **920**

Additional Parking, Parkade, Underground

DOM

1
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Granite Counters, No Animal Home, No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	10`10" x 13`4"	Bedroom	Main	9`11" x 12`3"
Living Room	Main	11`8" x 19`0"	Kitchen	Main	9`4" x 9`3"
Dining Room	Main	12`7" x 9`8"	4pc Bathroom	Main	
Laundry	Main	6`9" x 12`11"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$483

Fee Simple
Fee Freq:
Monthly

M-2

Legal Desc: 1711142

Remarks

Pub Rmks: **Welcome to McCall Landing, located in the well-established Skyview community! This beautiful top floor south facing corner unit offers 2 spacious bedrooms and 1 bathroom. The open-concept living area features a bright and airy living room, a corner kitchen with sleek granite countertops and stainless steel appliances. Enjoy the large windows that flood the space with natural light. This unit also includes 2 parking spots: one titled underground stall and one surface-leased stall. McCall Landing amenities include a fitness center, recreation room, garden, and bike storage area. With easy access to Stoney Trail and Deerfoot Trail, you'll appreciate the convenience of nearby shopping, dining, and other local amenities. Make the most of this charming community and its many offerings!**

Inclusions: **None**
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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





