



THE
A-TEAM

**RE/MAX
FIRST**

181 SKYVIEW RANCH Manor #4208, Calgary T3N 0V2

MLS® #: **A2193660** Area: **Skyview Ranch** Listing Date: **02/10/25** List Price: **\$249,900**
 Status: **Active** County: **Calgary** Change: **-\$4k, 01-Mar** 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: **Outside,Stall**

Finished Floor Area

Abv Sqft: **588**
 Low Sqft:
 Ttl Sqft: **588**

DOM

54
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,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>
Kitchen	Main	11`3" x 8`10"	Living Room	Main	11`3" x 14`10"
Balcony	Main	10`2" x 5`11"	4pc Bathroom	Main	10`2" x 4`11"
Dining Room	Main	11`3" x 5`3"	Laundry	Main	7`1" x 5`7"
Bedroom - Primary	Main	11`2" x 10`2"			

Legal/Tax/Financial

Condo Fee: **\$260** Title: **Fee Simple** Zoning: **M-2**

Fee Freq:
Monthly

Legal Desc: **1711142**

Remarks

Pub Rmks: **Welcome to your future home—a move-in ready condo with EXTREMELY LOW CONDO FEE'S, that blends comfort, style, and convenience effortlessly. Sunlight pours through large windows, creating a warm, inviting atmosphere throughout the day. The modern kitchen features sleek Quartz countertops, stainless steel appliances, and a spacious breakfast bar that transitions seamlessly into the open living area—perfect for hosting friends or unwinding after a long day. Step onto your covered deck, complete with a BBQ hookup, and enjoy a low-maintenance outdoor retreat. The master bedroom serves as a tranquil escape, offering generous natural light and ample closet space. The elegant 4-piece bathroom balances practicality with sophisticated finishes, while the in-suite laundry adds convenience and additional storage. Beyond your unit, you'll find amenities that elevate daily living, including a fully-equipped gym, a recreation room with an outdoor BBQ patio, and ample visitor parking. Whether you're seeking a comfortable place to call home or a smart investment opportunity, this condo ticks all the boxes. Schedule your viewing today and don't miss out!**

Inclusions: **N/A**
Property Listed By: **RE/MAX House of Real Estate**

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





